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Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

November 23, 2009

To: Supervisor Don Knabe, Chairman  
Supervisor Gloria Molina  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Michael D. Antonovich

From: Jon Sanabria  
Acting Director of Planning

**SUBJECT: STATUS REPORT #1  
CONDITIONAL USE PERMIT (CUP) 01-198- (1) IMPLEMENTATION,  
DEVELOPMENT, AND COMPLIANCE MONTHLY MONITORING  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report of the development, implementation and compliance with conditions for CUP 01-198-(1); and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor conditions approved by the Regional Planning Commission.

The Department of Regional Planning (DRP) will serve as the lead coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. DRP staff has coordinated a timeline to provide inspection reports, and other activity regarding the project site. An inspection schedule for DRP staff is being drafted based upon the applicant's proposed construction timeline and will be included in our next update.

In addition, DRP staff is coordinating a multi-agency effort to develop a Corrective Action Plan that will include the respective departments' status updates for this project in a consolidated format. For this reporting period, the following departmental reports and actions are being reported.

**Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461

Krista Mason, Regional Planning Assistant II, [kmason@planning.lacounty.gov](mailto:kmason@planning.lacounty.gov), (213) 974-6484

- On Thursday, October 29, 2009 staff met with County Counsel to discuss an appropriate inspection schedule to monitor construction.
- On Thursday, October 29, 2009 Impact Analysis staff attended a joint site visit/inspection with Zoning Enforcement staff.
- No construction work was observed during the inspection.
- The site appeared to have been cleared (weeded), based on previous visits and there was minimal equipment on the site.
- The site was also fenced.
- Impact Analysis will continue to monitor the project site for compliance with mitigation measures.
- Zoning Enforcement Staff will continue to monitor the project for compliance with the Conditions of Approval .
- On Thursday October 29, 2009 staff received a tentative construction schedule from Mr. Hai Ou Yang-the project permittee.

**Los Angeles County Fire Department, Land Development Unit**

Janna Masi, Supervising Fire Prevention Engineer, [jmasi@fire.lacounty.gov](mailto:jmasi@fire.lacounty.gov), (323) 890-4243

- 10/29/2009 1450 hours field inspection completed by inspector Scott Jaeggi of the Land Development Unit.
- Inspector did not observe any work in progress at the time.
- Job site is secured and has equipment located on the property.
- Fire Department has no outstanding improvement conditions at this time per the CUP conditions of approval.

**Los Angeles County Department of Public Works, Land Development Division**

Dennis Hunter, PLS PE, Assistant Deputy Director, [dhunter@dpw.lacounty.gov](mailto:dhunter@dpw.lacounty.gov), (626) 458-4900

Since the Supervisors meeting on the 20th of this month, the activities that fall under the purview of Public Works occurred as follows:

- On Tuesday October 20, 2009, the applicant delivered approved street plans, acceptable insurance and paid the street encroachment permit fees.
- On Thursday October 22, 2009, the developer pulled the Construction Permit for road improvements (median cut). A pre-construction meeting for the median cut is currently being arranged. The median cut must be completed before building permit activity can resume.

- On Friday October 23, 2009, the contractor (KPRS Construction Services, Inc.) met with the County Building Official in our offices for a pre- construction meeting.
- On Monday October 26, 2009, the contractor began watering the site to prepare for grading. The contractor also met with the our grading inspector at the site for a pre-grade meeting. The contractor was also in the process of installing sand bags for erosion control.
- On Thursday October 29, 2009, the contractor is scheduled to resume grading operations. The contractor's construction schedule for completion of grading requirements has a start date of 10/26/2009 and is expected to take approximately four to six weeks. The construction permit (PCFL 200602250) for a 21" diameter storm drain connection to Road Department Drain No. 334 was previously issued to the applicant, Charles Dunn Equities, on 4/30/09. The permit will expire on November 30, 2009, if work on the permit has not commenced.

**Los Angeles County Department of Public Health, Environmental Hygiene**

Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436

- Friday, October 30, 2009- minor grading observed on the property.
- No activity to report at this time.

We anticipate this status report is responsive to your concerns. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

JS:AG:km

c: Executive Officer

Acting County Counsel

Chief Executive Officer, Attn. Lari Sheehan

Fire Department, Attn. Janna Masi

Department of Public Works, Attn. Dennis Hunter

Department of Public Health, Attn. Francis Pierce





JONATHAN E. FIELDING, M.D., M.P.H.  
Director and Health Officer

JONATHAN E. FREEDMAN  
Chief Deputy Director

313 North Figueroa Street, Room 806  
Los Angeles, California 90012  
TEL (213) 240-8117 • FAX (213) 975-1273

[www.lapublichealth.lacounty.gov](http://www.lapublichealth.lacounty.gov)

BOARD OF SUPERVISORS

Gloria Molina  
First District

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Michael D. Antonovich  
Fifth District

December 7, 2009

TO: Each Supervisor

FROM: Jonathan E. Fielding, M.D., M.P.H. *JEF*  
Director and Health Officer

SUBJECT: **CONDITIONAL USE PERMIT CASE # 01-198-(1); 2300 BLOCK OF PECK  
ROAD, UNINCORPORATED WHITTIER NARROWS, WORKMAN MILL  
ZONED DISTRICT**

This is in response to Supervisor Molina's October 20, 2009 motion instructing the Director of the Department of Public Health (DPH) to meet with and request the developer to voluntarily address the concerns of the residents related to a third gate utilized by the Department of Water and Power (DWP) located on the north end of the block wall adjacent to the horse trail.

On November 18, 2009, staff from the DPH Environmental Hygiene Program conducted an inspection at the above location and met with Mr. Charles Clark, General Contractor, KPRS Construction Services, Inc. Staff was advised that steps would be taken to reduce noise intrusion at the gate utilized by DWP. The gate is planned to be constructed of corrugated metal and will be covered with a sound blanket.

On November 19, 2009, staff contacted the developer, Mr. Hai Ou Yang, by telephone and verified the intention to install the corrugated metal gate with a sound blanket.

On December 2, 2009, staff from the Environmental Hygiene Program conducted a site visit and met with Rick Espinoza, Senior Project Manager of KPRS Construction Services, Inc. who has assumed oversight of the project from Mr. Clark. The sound wall has been completed but the three areas where gates will be installed remain open. Mr. Espinoza confirmed Mr. Yang's plans to cover the metal gate with a sound blanket; however, the process is still under bid with a subcontractor. Plans are being considered to erect temporary structures to attenuate the noise generated from the construction phase of the project.

Staff will continue to monitor the development and installation of the third gate and provide the Board an update of our findings.

If you have any questions or need additional information, please let me know.

JEF:cl  
PH:911:006

c: Chief Executive Officer  
Acting County Counsel  
Executive Officer, Board of Supervisors



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

December 23, 2009

To: Supervisor Gloria Molina, Chairman  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Khabe  
Supervisor Michael D. Antonovich

From: Jon Sanabria  
Acting Director of Planning

**SUBJECT: STATUS REPORT #2 / CONDITIONAL USE PERMIT (CUP) 01-198- (1)  
MONTHLY MONITORING PROGRAM  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report of the development, implementation and compliance with conditions for Conditional Use Permit (CUP) 01-198-(1); and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor conditions approved by the Regional Planning Commission.

The Department of Regional Planning (DRP) is the lead project coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the November 2009 time period by the Department of Regional Planning, the Department of Public Works, and the Fire Department. We have also included two Attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix that will be used to monitor the project.

**Los Angeles County Department of Regional Planning, Impact Analysis  
Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461  
Krista Mason, Regional Planning Assistant II, [kmason@planning.lacounty.gov](mailto:kmason@planning.lacounty.gov), (213) 974-6484

The Department of Regional Planning, Impact Analysis Section/ Zoning Enforcement Section II conducted a field inspection of the subject property on Tuesday, November 24, 2009; the following was observed on the site:

- Dirt was being watered by watering truck to control dust – the truck left the site
- There were workers on the site
- Cement was being poured – cement trucks were onsite
- Block wall was being built around the (electrical) tower
- Construction equipment was sitting with engines off, not idling
- New block wall was installed along neighboring properties
- Trucks hauling dirt, sand, gravel were not observed at the time of inspection
- Surveyor was onsite during site visit
- On Wednesday, November 25, 2009 the Zoning Enforcement Section conducted a separate inspection and observed no activity

**MMPs met:**

#7 with wall installation – block wall installed along neighboring properties

#16 with the construction equipment – appeared to be in good condition

Staff spoke with the site Superintendent , Gary Marquez, he introduced himself and informed staff there is an office onsite and asked that staff check in when visiting the site and inform him of any problems observed.

**Los Angeles County Fire Department, Land Development Unit**

Janna Masi, Supervising Fire Prevention Engineer, [jmasi@fire.lacounty.gov](mailto:jmasi@fire.lacounty.gov), (323) 890-4243

Bernard McDuel, Supervising Fire Prevention Engineer, [bmcduel@fire.lacounty.gov](mailto:bmcduel@fire.lacounty.gov), (323) 890-4125

The Fire Department completed a field inspection of the subject project at 11:30 a.m. Monday, November 30, 2009. Listed below are the observations resulting from the inspection.

- There is no building work currently in progress
- There is site clearance work and grading taking place
- The site is secure with a fence surrounding the proposed development
- There is no median work being done in the street

On Friday, November 13, 2009, I met with the Building Official to confirm that the building plans approved by the Fire Department on 9/11/07 matched the plans submitted to the Building Department and the plans approved by the Regional Planning Commission on April 12, 2006.

No sprinkler plans or underground fire hydrant plans have been submitted as of this date.

**Los Angeles County Department of Public Works, Land Development Division**

Dennis Hunter, PLS PE, Assistant Deputy Director, [dunter@dpw.lacounty.gov](mailto:dunter@dpw.lacounty.gov), (626) 458-4900

Since the last report on October 27, 2009, the following activities have been completed by the applicant:

- The Peck Road median cut and left turn lane has been completed and is operational.

The following onsite grading activities have been completed:

- 1) the building pads have been reprocessed and compaction reports approved by our Materials & Geotechnical Engineering staff;
- 2) the layout of the catch basin and 30 feet of onsite storm drain;
- 3) the onsite storm drain and catch basin were excavated;
- 4) the onsite storm drain trench was prepared and sand bedding installed;
- 5) the onsite storm drain was connected to the Los Angeles County Flood Control District storm drain, inspected and approved.

Please note, these constitute the 5 activities listed in the DRP letter of May 7, 2009, from Maria Masis to Aaron Clark.

The road construction permit remains open to allow the applicant to continue with other conditioned road improvements as specified in the Agreement to Improve.

**Los Angeles County Department of Public Health, Environmental Hygiene**

Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436

Cole Landowski, Head, [clandowski@ph.lacounty.gov](mailto:clandowski@ph.lacounty.gov) (626) 430-5440

This is an update to action item #2 of Supervisor Molina's October 20 motion instructing the Director of Public Health to meet with and request the developer to voluntarily address the concerns of the residents related to a third gate utilized by the Department of Water and Power (DWP) located on the north end of the block wall adjacent to the horse trail.

- On November 18, 2009, staff from the Environmental Hygiene Program conducted an inspection at the above location and met with Mr. Charles Clark, General Contractor. Staff was advised that steps would be taken to reduce noise intrusion at the gate utilized by DWP. The gate is planned to



be constructed of corrugated metal and will be covered with a sound blanket.

- On November 19, 2009, staff contacted the developer, Mr. Hai Ou Yang, by telephone and verified the intention to install the corrugated metal gate with a sound blanket; however, the process has not been finalized with the contractor.
- On December 2, 2009, staff from the Environmental Hygiene Program met with Rick Espinoza, Senior Project Manager of KPRS Construction Services, Inc. who stated that the developer, Mr. Hai Ou Yang is still planning to cover the metal gate with a sound blanket; however, the process is still under bid with a subcontractor. The sound wall has been completed but the three areas where gates will be installed are still open. Plans are being considered to erect temporary structures to attenuate the noise generated from the construction phase of the project.
- Staff will continue to monitor the development and installation of the third gate and provide the Board an update of our findings.

If you have any questions, please contact **Cole Landowski, Head, Environmental Hygiene Program at (626) 430-5440.**

We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

JS:AG:km

c: Executive Officer  
County Counsel, Andrea Sheridan Ordin  
Chief Executive Officer, Attn. Lari Sheehan  
Fire Department, Attn. Bernard McDuel  
Department of Public Works, Attn. Dennis Hunter  
Department of Public Health, Attn. Francis Pierce

**Attachments:**

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)

Attachment II- Corrective Action Matrix- Master Attachment II ( Matrix document)



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

January 25, 2010

To: Supervisor Gloria Molina, Chairman  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: Jon Sanabria  
Acting Director of Planning

**SUBJECT: STATUS REPORT #3  
CONDITIONAL USE PERMIT (CUP) 01-198- (1)  
MONTHLY MONITORING PROGRAM  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report of the development, implementation and compliance with conditions for Conditional Use Permit (CUP) 01-198-(1); and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor conditions approved by the Regional Planning Commission.

The Department of Regional Planning (DRP) is the lead project coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the December 2009 time period by the Department of Regional Planning, the Department of Public Works, and the Fire Department. We have also included two Attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix used to monitor the project.

**Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461  
Krista Mason, Regional Planning Assistant II, [kmason@planning.lacounty.gov](mailto:kmason@planning.lacounty.gov), (213) 974-6484

The Department of Regional Planning, Impact Analysis Section and Zoning Enforcement Section II conducted field inspections of the subject property on December 2<sup>nd</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, 29<sup>th</sup>, and 30<sup>th</sup>. The following was observed on the site:

- Conditions currently in substantial compliance.
- Grading observed onsite.
- Watering of the soil observed onsite preventing dust.
- Low levels of noise heard from construction equipment.
- Construction equipment parked away from residential area.
- Foundation platforms for Building 4 completed.
- Activity limited due to rain on December 7<sup>th</sup>, and December 30<sup>th</sup>, 2009.
- No activity observed on December 8<sup>th</sup>, 2009.

**Los Angeles County Fire Department, Land Development Unit**

Bernard McDuel, Supervising Fire Prevention Engineer, [bmcduel@fire.lacounty.gov](mailto:bmcduel@fire.lacounty.gov), (323) 890-4125

The Fire Department completed a field inspection of the subject project at 10:30 a.m. Thursday, December 31, 2009. Listed below are the observations resulting from the inspection.

- There is no building work currently in progress
- There is grading work being done and there remains grading equipment on the site
- Concrete pads have been poured for a portion of Building #4
- The site is secure with a fence surrounding the proposed development
- There is no median work being done in the street

No sprinkler plans or underground piping plans for on-site fire hydrants have been submitted as of this date.

**Los Angeles County Department of Public Works, Land Development Division**

Dennis Hunter, PLS PE, Assistant Deputy Director, [dunter@dpw.lacounty.gov](mailto:dunter@dpw.lacounty.gov), (626) 458-4900

- The site/perimeter retaining walls for the subject project have been completed; the retaining wall permits have been signed off by our Building Inspector.
- Building 1: Existing
- Building 2: Existing
- Building 3: Foundation work in progress (30% of footings completed).
- Building 4: Foundation work in progress (40% of footings completed)

The road construction permit remains open to allow the applicant to continue with other conditioned road improvements as specified in the Agreement to Improve.

**Los Angeles County Department of Public Health, Environmental Hygiene**

Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436

Cole Landowski, Head, [clandowski@ph.lacounty.gov](mailto:clandowski@ph.lacounty.gov) ( 626) 430- 5440

- The County of Los Angeles Department of Public Health, Environmental Hygiene Program has re-inspected the above site on several occasions during the month of December.
- The re-inspections were conducted on December 1<sup>st</sup>, 2<sup>nd</sup>, 9<sup>th</sup>, 15<sup>th</sup>, 18<sup>th</sup>, 22<sup>nd</sup> and 29<sup>th</sup>, 2009.
- To date the gates and sound blankets have not been installed.
- On December 15, 2009 an email was sent to Mr. Hai Ou Yang in regards to his intentions on placing a sound blanket on the northeast corner gate (not yet installed). To date we have not received any response from Mr. Yang.

We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

JS:AG:km

**c: Executive Officer**

Acting County Counsel, Robert E. Kalunian  
Chief Executive Officer, Attn. Lari Sheehan  
Fire Department, Attn. Bernard McDuel  
Department of Public Works, Attn. Dennis Hunter  
Department of Public Health, Attn. Francis Pierce

**Attachments:**

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)

Attachment II- Corrective Action Matrix- Master Attachment II ( Matrix document)





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Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



March 1, 2010

Richard J. Bruckner  
Director

To: Supervisor Gloria Molina, Chairman  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: Richard J. Bruckner  
Director

**SUBJECT: STATUS REPORT #4  
CONDITIONAL USE PERMIT (CUP) 01-198- (1)  
MONTHLY MONITORING PROGRAM  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board of Supervisors directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report on the development, implementation and compliance with the conditions of approval for Conditional Use Permit (CUP) 01-198-(1) and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor the conditions approved by the Regional Planning Commission. This CUP authorizes the use of the subject property, located at 2320 Peck Road in the unincorporated Whittier Narrows community, for the construction, operation, and maintenance of an industrial park. This status report, which serves as the Corrective Action Plan, is the ongoing collaborative effort of all agencies involved in the monitoring of the conditions of approval for Conditional Use Permit 01-198-(1), as requested by the Board of Supervisors.

The Department of Regional Planning (DRP) is the lead project coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the January 2010 time period by the Department of Regional Planning, the Fire Department, the Department of Public Works and the Department of Public Health. We have also included two Attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix used to monitor the project.

**Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461

Krista Mason, Regional Planning Assistant II, [kmason@planning.lacounty.gov](mailto:kmason@planning.lacounty.gov), (213) 974-6484

The Department of Regional Planning, Impact Analysis Section and Zoning Enforcement Section II conducted field inspections of the subject property on January 6<sup>th</sup>, 7<sup>th</sup>, 14<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup>. The following was observed on the site:

- Conditions monitored by Regional Planning are currently in substantial compliance.
- Grading observed onsite.
- Watering of the soil observed onsite preventing dust.
- Low levels of noise heard from onsite construction equipment.
- Construction equipment parked away from residential area.

**Los Angeles County Fire Department, Land Development Unit**

Bernard McDuel, Supervising Fire Prevention Engineer, [bmcduel@fire.lacounty.gov](mailto:bmcduel@fire.lacounty.gov), (323) 890-4125

The Fire Department completed a field inspection of the subject project at 12:30 p.m. Friday, January 29, 2010. Listed below are the observations resulting from the inspection.

- The concrete walls for Building #4 are being formed on top of the concrete pads.
- Form lumber and reinforcing bar are in place for the walls however, no concrete has been poured.
- There is grading work being done and there remains grading equipment on the site.
- The site is secure with a fence surrounding the proposed development.
- There is no median work being done in the street.

No sprinkler plans or underground piping plans for on-site fire hydrants have been submitted as of this date.

**Los Angeles County Department of Public Works, Land Development Division**

Dennis Hunter, PLS PE, Assistant Deputy Director, [dhunter@dpw.lacounty.gov](mailto:dhunter@dpw.lacounty.gov), (626) 458-4900

Since the last report on December 31, 2009, the following activities have been completed by the applicant:

- Building 1: Existing
- Building 2: Existing
- Building 3: 35 % of foundation work has been completed.
- Building 4: 75% of foundation work has been completed.

The road construction permit remains open to allow the applicant to continue with other conditioned road improvements as specified in the Agreement to Improve. However, the applicant has not yet submitted street plans to Public Works reflecting those remaining road improvements.

**Los Angeles County Department of Public Health, Environmental Hygiene**

Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436

Cole Landowski, Head, [clandowski@ph.lacounty.gov](mailto:clandowski@ph.lacounty.gov) ( 626) 430- 5440

- The County of Los Angeles Department of Public Health, Environmental Hygiene Program has re-inspected the above site on several occasions during the month of January.
- The re-inspections were conducted on January 5<sup>th</sup>, 7<sup>th</sup>, 13<sup>th</sup>, and 28<sup>th</sup>, 2010.
- To date the gates and sound blankets have not been installed.
- On December 15, 2009 an email was sent to Mr. Haiou Yang in regards to his intentions on placing a sound blanket on the northeast corner gate (not yet installed). We have not received any response from Mr. Yang.

We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

RJB:AG:dam

c: Executive Officer

County Counsel, Andrea Sheridan Ordin

Chief Executive Officer, Attn. Lari Sheehan

Fire Department, Attn. Bernard McDuel

Department of Public Works, Attn. Dennis Hunter

Department of Public Health, Attn. Francis Pierce

**Attachments:**

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)

Attachment II- Corrective Action Matrix- Master Attachment II (Matrix document)













Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (January 2010)
1	This grant authorizes the use of the subject property for the construction, operation, and maintenance of an industrial park as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.		DRP	Comply with Exhibit A	DRP	Subject to Acceptance of Affidavit	Informational	
2	Unless otherwise apparent from the context the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.		DRP	No action required	DRP	Informational	Informational	
3	This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 12, 22c and 22k.		DRP	File and record Affidavit to accept conditions of approval	DRP	Prior to use of the CUP	Y	Compliance
4	To the extent permitted by law, the permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.		DRP	No action required	DRP	In the event of any claim, action or proceeding against the County	Y	
5	In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;		DRP	Deposit \$5,000 with the County to defray expenses if litigation occurs	DRP	Within 10 days of any action, claim , or proceeding	Y	
		a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.	DRP	Make supplemental deposits if required	DRP	Any time during litigation where actual costs incurred reach 80% of the initial deposit	Y	
		b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.	DRP	Deposits may exceed the minimum amount	DRP	At the permittee's discretion	Y	
6	This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.		DRP	The permit must be "used" within 2 years	DRP	Within two years from the date of approval	Y	
7	If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.		DRP	Permit must be in compliance with the Conditions of Approval	ALL	At any time	Y	
8	Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lesSee of the subject property.		DRP	Permittee shall record the terms and conditions with the County Recorder	DRP	Prior to the use of this grant. Prior to transfer or lease of the property.	Y	Compliance
9	Upon written application of the permittee made no less than six (6) months prior to November 30, 2035, the term of this grant shall be extended by the Regional Planning Commission for a period not to exceed twenty (20) years, as provided herein below. The Commission shall grant such extensions unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with applicable laws and regulations. If either of the foregoing findings is made by the Commission, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.		DRP	Upon written application by the permittee made 6 months prior to November 30, 2035 this grant may be extended for a period not to exceed 20 years.	DRP	6 months prior to November 30, 2035	Informational	
10	The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3,750.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for biannual (two per year) inspections for the first five (5) years of the grant, and fifteen (15) inspections to be conducted every year for the remaining years of the grant. Inspections shall be unannounced.	If additional inspections are required to ensure compliance with the conditions of this grant or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for additional inspections and for any enforcement efforts reasonably necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence with the site plan on file. The amount charged for additional inspection shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.	DRP	Deposit \$3,750 for the cost of inspections/ biannual inspections for the first five years- fifteen annual inspections for the remainder of the grant.	ALL	Life of the grant	Y	Compliance
11	Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing and giving notice thereof to permittee, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.		DRP	Revocation or modification of this grant may be conducted if the permit is not in compliance.	DRP	Life of the grant	Ongoing	
12	The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 7111.4 of the Fish and Game Code. The current fee amount is \$1, 275.00.		DRP	The permittee must pay the Fish and Game fee of \$1,275.00	DRP	In connection with the filing and posting of a Notice of Determination	Y;See mitigation monitoring program	Compliance
13	Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.		FIRE	Permittee shall contact the Fire Forester and Warden to protect from fire hazard	DRP	Upon approval of this grant	Y; See mitigation monitoring program	Fire and Life-Safety Building Plans were approved by the Fire Department on 09/11/07.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (January 2010)
14	All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.		DRP	The permittee must comply with the Zoning Ordinance and Conditions of Approval	DRP	Life of the grant	Inspection required	Substantial compliance
15	The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department as permitted by law.		HEALTH SERVICES	The property shall be in compliance with DHS.	DRP	Life of the grant	Inspection required	Upon Completion
16	All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.		PUBLIC WORKS	All Buildings shall be in compliance with Building and Safety	B&S	Life of the grant	Inspection required	Upon Completion
17	All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.		DRP	No graffiti shall be present onsite	DRP	Life of the grant	Inspection required	Substantial compliance
18	In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of adjacent surfaces. The only exceptions shall be seasonal decorations. Inspections shall be made as provided in Condition No. 10 to ensure compliance with this conditions, including any additional inspections as may be necessary to ensure such compliance.		DRP	Graffiti shall be removed within 24 hours	DRP	Life of the grant	Inspection required	Substantial compliance
19	Within (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" page 1 of 3, as presented at the public hearing that clearly depicts all required project changes. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.		DRP	The permittee shall submit three copies of the approved Exhibit "A"	DRP	Within 60 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
20	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review approval three copies of a landscape plan, which may be incorporated into the Revised Exhibit "A" described in Condition No. 19. The landscaping shall be "enhanced" along the perimeter of the site. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary for the life of this grant.		DRP	The permittee shall submit three copies of the approved landscape plan	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
21	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of signage program for the industrial park that is in conformance with Part 10 of Section 22.52 of the County Code. All proposed signs on the property shall not be installed until a Revised Exhibit "A" is approved for each proposed sign. No billboards are permitted on the subject property.		DRP	The permittee shall submit three copies of a signage program	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
22	The construction and operation of the proposed use shall be further subject to all of the following restrictions:							
		a. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust;	DRP	The site shall be watered during the construction period	DRP	During the construction period	Inspection required	Substantial compliance
		b. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be onsite and restricted to areas buffered from residences located to the south and east of the subject property;	DRP	Construction activity shall be limited to 7a.m. to 6 p.m. Monday through Friday.	DRP	During the construction period	Inspection required	Substantial compliance
		c. During the construction period, the project site will be monitored by the Department of Regional Planning Zoning Enforcement Section for a period of 10 hours every 2 weeks. The permittee shall be financially responsible and shall deposit the sum of \$2,000 with the Department of Regional Planning within 30 days of permit approval in order to defray these monitoring costs. If additional inspections are required during the construction period, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections.	DRP	Site shall be monitored for 10 hours every two weeks by Zoning Enforcement	DRP	During the construction period	Inspection required	Substantial compliance
		d. The applicant shall provide to the Director of Regional Planning a copy of the Covenant and Agreement with the Los Angeles City Council that authorizes the applicant to construct a sound wall on the existing City of Los Angeles Department of Water and Power (DWP) easement on the subject property. This covenant shall be provided prior to the approval of the Revised Exhibit "A,"	DRP	The applicant shall provide a copy of the Covenant and Agreement from DWP to DRP.	DRP	Prior to the approval of the Revised Exhibit "A"	Prior to use of the CUP	Substantial compliance
		e. A minimum of 181 on-site parking spaces shall be continually maintained the applicant's site plan depicts 238 parking spaces, (although they are not required), 40 percent of which may be compact, including seven (7) handicapped van-accessible. Loading spaces shall be provided as depicted on the approved Revised Exhibit "A";	DRP	A minimum of 181 parking spaces shall be maintained onsite	DRP	Life of the grant	Inspection required	Upon Completion
		f. The required parking spaces shall be continually available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;	DRP	Required parking shall be for parking only, no storage , repair, etc.	DRP	Life of the grant	Inspection required	Upon completion



Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (January 2010)
		g. Outside storage of materials or inoperable vehicles is prohibited on the property;	DRP	Outside storage and inoperable vehicles prohibited	DRP	Life of the grant	Inspection required	Substantial compliance
		h. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures or walls, or a combination of both of these;	DRP	Trash containers shall be covered and screened	DRP	Life of the grant	Inspection required	Substantial compliance
		i. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. The primary parking lot lighting shall be turned off no later than 7:30 pm. A motion activated security lighting system is permitted and may remain on through the night. The permittee shall submit for approval three copies of a lighting plan, which may be incorporated into a Revised Exhibit "A" described in Condition 19 to the Director of Planning within sixty days of the effective date if this grant. The lighting plan shall show the locations, types, and heights of all proposed pole and wall mounted lighting.	DRP	All lighting shall be shielded and directed away from residences/lighting shall be turned off at 7:30p	DRP	Upon completion	Inspection required	Upon Completion
		j. The permittee shall provide appropriate low level lighting along all pedestrian walkways leading to and from the parking lot;	DRP	provide low level lighting along pedestrian walkways	DRP	Upon completion	Inspection required	Upon Completion
		k. The height of the industrial buildings shall not exceed 35' above finished grade;	DRP	height of buildings shall not exceed 35'	DRP	Upon completion	Inspection required	Upon Completion
		l. Operating hours are restricted to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday except occupants shall have access at all times. All deliveries to the subject property shall also be within operating hours.;	DRP	Operating hours /Delivery hours limited to Monday through Friday 7a.m. to 7 p.m.	DRP	Upon completion	Inspection required	Upon Completion
		m. The tenants of the buildings shall not store or use hazardous materials;	DRP	No hazardous materials stored on the premises	DRP	Upon completion	Inspection required	Upon Completion
		n. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated March 28, 2002, or as otherwise required by said Department;	PUBLIC WORKS	The permittee shall comply with DPW letter dated March 28, 2002.	DPW/DRP	Life of the grant	See letter below	Street Improvement Plans have not been submitted
		o. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandums dated April 20, 2005 and October 12, 2005, unless modified by this permit:	FIRE	The permittee shall comply with the Fire Department memos dated April 20, 2005 and October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP. There is no building or fire protection system construction taking place at this time.
		p. The permittee shall comply with all mitigating issues set forth in the attached County of Los Angeles Fire Department memorandum dated October 12, 2005, in specific the following, unless otherwise modified by this grant;	FIRE	The permittee shall comply with the Fire Department memo dated October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	All mitigating measures are shown on the building plans approved by the Fire Department on 09/11/07. There is no building or fire protection system construction taking place at this time.
		i. Provide 4-hour separation walls between:	FIRE	The permittee shall provide fire walls at the specified locations	FIRE	Upon completion	Inspection required	
		a. Buildings 3B/3C	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3B/3C. There is no building construction taking place at this time.
		b. Buildings 3D/3E	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E. There is no building construction taking place at this time.
		c. Buildings 3F/3G	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3F/3G. There is no building construction taking place at this time
		ii. Provide two on-site hydrants a minimum of 50 feet away from the drip line as detailed on approved plot plan.	FIRE		FIRE	Upon completion	Inspection required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. There is no underground fire line construction taking place at this time.
		iii. Provide a Fire Department sprinkler connection at minimum of 50 feet from the drip line.	FIRE		FIRE	Upon completion	Inspection required	Fire sprinkler plans have not been submitted. There is no fire protection system construction taking place at this time.
q	The permittee shall install automatic smoke vents in Building No. 4, and any other building as determined necessary by the Fire Department and/ or the Building Department;		FIRE	The permittee shall install smoke vents	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate smoke vents in buildings 3 and 4. There is no building construction taking place at this time.
r	All exterior walls of Buildings No. 3 and No.4 shall be 4-hour rated, realizing the front elevations of both buildings contain doorways, truck doorways, and pull-in doorways;		FIRE	The permittee shall ensure that the exterior walls are 4-hour rated	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate 4 hour exterior walls. There is no building construction taking place at this time.
s	The applicant shall review the site plan to determine if a 26-foot wide fire access lane can be placed north of the transmission lines. The applicant shall revise the site plan to depict the fire access lane. If the fire access lane cannot be placed at that location the applicant shall provide for approval a letter to the Director of Planning an explanation of why the additional fire access lane cannot be provided. This revision or response shall be approved prior to the approval of the Exhibit "A";		DRP/FIRE	The applicant shall review the site plan to determine if a fire access lane can be placed north of the transmission lines	FIRE /DRP	Prior to approval of Exhibit "A"	Y; See mitigation monitoring program	Building Plans approved by the Fire Department on 09/11.07 match Exhibit "A" approved by DRP.



Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (January 2010)
t	The applicant shall provide for approval a letter to the Director of Planning explaining a secondary or back-up sprinkler system that will be provided on the site in case the primary sprinkler system fails. This system must be approved prior to the approval of the Exhibit "A";		DRP/FIRE	The applicant shall provide an approval letter explaining a back-up sprinkler system	FIRE/DRP	Prior to approval of Exhibit "A"	Y	No backup fire sprinkler was required. There are no fire protection system plans submitted at this time.
v	The permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program;		DRP	The permittee shall provide \$3,000 dollars for inspections related to the MMP	DRP	Prior to use of the CUP	Y	Substantial compliance
w	Prior to the issuance of grading/building permit, whichever occurs first, the applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works, and the California Department of Toxic Substance Control. If soil contamination is found, the applicant shall perform remediation to the full satisfaction of the above mentioned agencies;		DRP/Public Works/Health Services	The applicant shall submit a Phase I environmental assessment report	CRWQCB/DHS/DPW/DTSC	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete - see file MMP 01-198 in Impact Analysis Section
x	If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exist, the applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight;		DRP	The applicant shall contact DPW and TSC if soil contamination is suspected	DPW/DTSC	During the construction period	See file No. CUP 01-198	Ongoing - Monitoring
y	The applicant shall hold community meetings once a year for the first five years of this grant. Residents within 500' of the subject property and the local homeowners association that can easily be identified shall be notified. Sign-in sheets and minutes shall be forwarded to the Department of Regional Planning;		DRP	The applicant shall hold annual community meetings first five years	DRP	Monitor for first five years of Permit	incomplete	
z	The manufacturing uses may only be established within the units so noted on the approved Revised Exhibit "A";		DRP	Manufacturing uses limited to designated units	DRP	Life of the grant	Inspection required	Upon Completion
aa	Warehousing and manufacturing uses are limited to those permitted in the M-1 1/2/ zone;		DRP	Uses limited to those in M-1 1/2 zone	DRP	Life of the grant	Inspection required	Upon Completion
bb	The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.		DRP	Maintain current contact information at all times	DRP	Life of the grant	See file No. CUP 01-198	Substantial compliance
			Responsible Agency or Party	Action Required	Monitoring agency or Party	Timing	Compliance	
1	Applicant shall submit a detailed liquefaction analyses to the satisfaction and approval of the DPW.		Project Applicant	Submittal and approval of a detailed liquefaction analyses	DPW	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete see file MMP 01-198 in Impact Analysis Section
2	If during construction of the project, soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exist, applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted and which government agency will provide regulatory oversight.		Project Applicant/ Construction Manager	Stop work if soil contamination is suspected	DTSC/DPW	During construction	Notification requested/Inspection required	On-going monitoring
3	Applicant shall comply with all requirements of the drainage concept that was approved on July 15, 2002.		Project Applicant	Comply with all requirements of the drainage concept	DPW	Prior to issuance of grading permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
4	Applicant shall construct a screen wall separating the project from the single-family residences to the south of the project site to the satisfaction of the Department of Health Services.		Project Applicant	Construct a sound wall	DHS	Prior to issuance of certificate of occupancy	Inspection required	Not complete-verified during site visits. Sound Wall has been completed, Gates and sound blankets are not installed
5	No outdoor public address system and no outdoor mechanical trash compacter shall be installed on site.		Project applicant	No installation of outdoor public address system or outdoor mechanical trash compacter	DHS	During the entire lifetime of project	Inspection required	On-going monitoring
6	There shall be at least a 80' setback on the rooftops bordering residential areas where no equipments or structures shall be placed.		Project applicant	equipments/structures shall be placed	DRP	During the entire lifetime of project	Inspection required	On-going monitoring
7	Applicant shall maintain equipment and vehicle engines in good condition and proper tune as per manufacturers' specifications.		Project applicant	Maintain equipment in good condition	DRP/ Field Verification	During construction	Inspection required	On-going monitoring
8	Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works. The BMP shall be reviewed and approved by DPW prior to the issuance of a building permit.		Project applicant	Acquire NPDES permit	CRWQCB/DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
9	Applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works and the California Department of Toxic Substance Control. If soil contamination is found, applicant shall perform remediation to the full satisfaction of the above-mentioned agencies.		Project Applicant	Submit Phase I environmental assessment report	CRWQCB/DHS/DPW/CDTSC	Prior to issuance of grading/building permit whichever comes first	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
10	Applicant shall combine the two north driveways on Peck Road to provide full access to the satisfaction of DPW		Project Applicant	Combine the two north driveways on Peck road	DPW	prior to issuance of grading/building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (January 2010)
11	Applicant shall submit a detailed striping plan and a revised site plan showing the internal circulation and the required improvements to the satisfaction and approval from the DPW		Project Applicant	Submit a detailed striping plan and a revised site plan	DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
12	Applicant shall pay their Equitable Share for traffic mitigation in the amount of \$79,377 to the California Department of Transportation (Caltrans)		Project Applicant	Pay Equitable Share for traffic mitigation	Caltrans	Prior to issuance of a building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
13	Applicant shall demonstrate to the satisfaction of Environmental Health section of the Department of Health Services that adequate public water service and public sanitary sewer are provided.		Project Applicant	Submit all required information to DHS to their satisfaction and approval	DHS	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
14	Applicant shall implement a recycling program by providing adequate waste storage area for the collection/storage of recyclables and green waste material during the entire lifetime of the project		Project Applicant	Implement a recycling program	DPW	During entire lifetime of project	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
15	All street lights installed along the street frontage of a development shall be annexed into the appropriate Los Angeles County Lighting Maintenance District. Applicant shall execute and approve a separate petition for annexation into a Los Angeles County Lighting District upon written request by the City of Industry		Project Applicant	Annex street lights along street frontage into the appropriate Los Angeles County Lighting Maintenance District	City Of Industry	Prior to issuance of the building permit or upon written request by the City of Industry	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
16	Applicant shall obtain an Industrial Waste Permit from the City Engineer as required by the City of Industry Conditions.		Project Applicant	Obtain Industrial Waste Permit	DPW	Prior to issuance of the building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
17	Prior to approval of certificate of occupancy, applicant shall record a covenant to hold property as one parcel with the County Clerk		Project Applicant	Record a covenant to hold property as one parcel with the County Clerk	City Of Industry /DRP	Prior to approval of certificate of occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
18	Applicant shall submit a landscape plan to be reviewed and approved by DRP and the City of Industry engineer		Project Applicant	Submit a landscape plan	DRP/City of Industry	Prior to issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
19	Trucks hauling dirt, sand, gravel or soil shall be covered or shall maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code		Project Applicant	Follow the requirements of section 23114 of the California Vehicle Code / Field verification	Construction Manager/DRP	During construction	Inspection required	On-going monitoring
20	Applicant shall pave parking areas and construction access roads to the main roads to avoid dirt being carried on to the highway		Project Applicant	Pave parking areas and construction access roads	Construction Manager/DRP	During construction	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
21	Only light colored roof materials shall be used to deflect heat		Project Applicant	Use light colored roof materials/ Field verification	Construction Manager/DRP	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
22	Contractor shall use architectural coatings that have a volatile organic compound (VOC) content of 100 g/l or less. If a coating with a higher VOC content is used such as for painting doors, the amount of coating used per day shall be limited to that amount which will result in an emission rate that is less than 75 lbs. Only high-volume, low-pressure (HVLP) spray guns shall be used for architectural coating.		Project Applicant	Use architectural coating with VOC of content of 100 g/l or less	Construction Manager	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
	County of Los Angeles; Department of Public Works Letter Dated March 28, 2002							
1	Dedicate vehicular access rights on Pellissier Road.		Project Applicant	Dedicate access rights on Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
2	Repair any broken or damaged curb, gutter, and pavement on Pellissier Road.		Project Applicant	Repair Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
3	Plant street trees on Pellissier Road to the satisfaction of Public Works.		Project Applicant	Plant street trees near Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
4	Comply with the traffic mitigation measures as identified in the attached March 18, 2002 letter from our Traffic and Lighting Division to the satisfaction of Public Works.		Project Applicant	Comply with Traffic Mitigation Measures	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Completed
5	Install street lights on Peck Road, Rooks Road, and Kella Avenue to the satisfaction of the City of Industry.		Project Applicant		DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Coordinating with City of Industry
6	Comply with following street lighting requirements to the satisfaction of Public Works:		Project Applicant	Comply with street lighting requirements	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted but annexation has not been requested
	• Provide street lights on concrete poles with underground wiring on Pellissier Road. Street lighting plans must be approved by the Street Lighting Section.		Project Applicant	Provide street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted Dec 09
	• The proposed project or portions of the proposed project, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$9,000. The applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor the levy assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.		Project Applicant	Install street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Fee paid - 9000 dollars. Applicant has not procesed the annexation and balloting

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (January 2010)
		(1) Request the Street Lighting section to commence annexation and levy of assessment proceedings.	Project Applicant	Request annexation and assessment	DPW	Prior to Occupancy	Verification required	Applicant has not made the request
		(2) Provide Business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number (s) and Parcel boundaries in either Micro station or AutoCAD format of territory to be developed to the Street Lighting Section.	Project Applicant	Provide information to Street Lighting Section	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
		(3) Submit a map of the proposed project including roadways conditioned for street lights that are outside of the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 300-4726.	Project Applicant	Submit a map of the proposed project area	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
	For acceptance of street light transfer billing, all street lights in the development, or current phase of the development, must be constructed according to Public Works approved plans and energized for a least one year as of July 1 of the current year.		Project Applicant	Construct street lights according to approved plans	DPW	Prior to Occupancy	Verification required	Pending approval of Street Light Plans
7	The applicant shall construct or enter into secured agreement with the County of Los Angeles Department of Public Works to construct the aforementioned improvements prior to the issuance of a building permit or this permit shall be subject to revocation		Project Applicant	The applicant shall enter into an agreement with DPW to construct the improvements	DPW	Prior to issuance of a building permit	Inspection required	Agreement to improve has been executed
	County of Los Angeles; Fire Department Letter Dated April 20, 2005							
1	The required fire flow for this development is 3750 gallons per minute 3 hours. The main in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.		Project Applicant	Fire Flow requirements	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	A water availability form indicating compliance with the 3750 gpm is in the Fire Department approved file
2	Install 2 on-site and verify 1 6x 4x 2 ½ public fire hydrant on Peck Road near driveway entrance, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire Hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.		Project Applicant	Install 2 Fire hydrants	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	No underground fire line plans have been submitted at this time. There is no construction of fire protections systems at this time.
3	Due to the special access circumstance, the following conditions will apply to the construction of the proposed development.		Project Applicant		FIRE	Prior to issuance of a Certificate of Occupancy	See below:	
		A. All structures shall be fully fire sprinklered in accordance with the NFPA 13, Fire sprinkler plans shall be submitted to the Los Angeles County Fire Department Fire Prevention Engineering unit for review and approval prior to installation.	Project Applicant	All structures shall be fire sprinklered	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire sprinkler plans have not been submitted. There is no fire protection system construction taking place at this time.
		B. Building 4, shall provide 4 hour separation wall between units 4B and 4C. No openings shall be allowed in said wall. Said walls shall be constructed in compliance with the Uniform Building Code Section 504.6.4. Additionally, one hour separation walls shall be provided between units 4A and 4B, 4C and 4D. Said walls shall be in compliance with the U.B.C.	Project Applicant	four-hour separation wall in Building 4	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicies a 4 hour wall between Building 4A/4B/4C. There is no building construction taking place at this time.
		C. Building 3 requires that a one-hour area separation wall shall be installed between each unit as indicated on the submittal site plan. Additionally the rear wall of said structure shall be rated at 4- hours, no openings allowed. Wall construction shall be in compliance with the UBC.	Project Applicant	one-hour separation wall in Building 3	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Condition was modified. Approved plans indicate 4 hour walls between units 3B/3C1, 3C3/3D, 3F/3G1. This matches Exhibit "A" approved by DRP. Additionally the rear wall of the structure is shown to be 4- hours, with no openings. There is no building construction taking place at this time
4	The required fire flow for the on-site fire hydrants is 2500 gallons per minute for 2 hour duration. See the attached photo copy for specific location to obtain an actual stamped drawing please submit site plans to our office.		Project Applicant	Required fire flow for on-site fire hydrants 2500 g/min for 2 hours	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The required fire flow and fire hydrant location were approved on 09 11 07. No underground fire line plans have been submitted at this time. There is no construction of fire protections systems at this time
5	The maximum building height for the proposed structure shall not exceed 35' in height.		Project Applicant	Maximum bldg height 35'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The approved plans indicate building hieghts of less than 35 feet. There is no building construction taking place at this time
6	Provide 26' of vehicular access to within 150' of all portions of the exterior walls. Access shall be cross hatched on the plans to clearly delineate its location. Exception: the rear wall of Building 3 shall be 4 hrs rating in lieu of vehicular access. Said access shall be outside of the power lines drip zone.		Project Applicant	Provide 26' vehicular access to w/in 150'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire Department vehicular access approved on 09 11 07.
		A. Clearly depict the width of the DWP easement	Project Applicant	Depict DWP easement	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan.
		B. Delineate the clear distance between the drip line and the required access.	Project Applicant	delineate clear distance between drip line and access	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan
		C. Provide a copy of the reciprocal access easements between the adjacent lot for access to Building 4, said document shall be submitted to Fire Prevention Engineering for review and approval prior to recordation and prior to the clearance for building permit	Project Applicant	Provide a copy of reciprocal access agreements	FIRE	Before approval of Exhibit "A"	Review and approval required	Dedicated easement shown on the 09 11 07 approved site plan.
		D. Clearly depict the locations of the outward most transmission lines within the DWP easement.	Project Applicant	Show access locations of the transmission lines	FIRE	Before approval of Exhibit "A"	Review and approval required	
	County of Los Angeles; Fire Department Letter Dated October 12, 2005							
1	Provide four-hour separation walls between:		Project Applicant	Provide four-hour separation walls	FIRE	Before approval of Exhibit "A"	Review and approval required	
		a. Buildings 3B/3C						Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3B/3C. There is no building construction taking place at this time
		b. Buildings 3D/E						Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3D/3E. There is no building construction taking place at this time.
		c. Buildings 3F/3G						Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3F/3G. There is no building construction taking place at this time

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (January 2010)
2	Delete the four-hour separation wall north of the project and adjacent to the property line and construct per the Building Code.		Project Applicant	delete four-hour separation at north/construct per building code	FIRE	Before approval of Exhibit "A"	Review and approval required	Condition was deleted. 4 hour wall requirement remained. There is no building construction at this time.
3	Provide two on-site hydrants a minimum of 50 feet away y from the drip line as detailed on approved plot plan.		Project Applicant	Provide two fire hydrants	FIRE	Before approval of Exhibit "A"	Review and approval required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. There is no underground fire line construction taking place at this time.
4	Provide a Fire Department sprinkler connection at a minimum of 50 feet from the drip line.		Project Applicant	provide sprinkler connection min 50ft from drip line	FIRE	Before approval of Exhibit "A"	Review and approval required	Fire sprinkler plans have not been submitted. There is no fire protection system construction taking place at this time.
5	Provide smoke vents in buildings located north of proposed project numbered 3A through 3H.		Project Applicant	provide smoke vents in bldgs 3A-3H	FIRE	Before approval of Exhibit "A"	Review and approval required	Building plans approved by the Fire Department on 09/11/07 indictе smoke vents in Building 3. There is no building construction taking place at this time.

FIRE = Los Angeles County Fire Department  
CRWQCB = California Regional Water Quality Control Board  
DHS = Los Angeles County Department of Health Services  
DPW = Los Angeles County Department of Public Works  
DRP = Los Angeles County Department of Regional Planning  
DTSC = Los Angeles County County Department of Toxic Substance Control  
NPDES = National Pollution Discharge Elimination System



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



March 23, 2010

Richard J. Bruckner  
Director

To: Supervisor Gloria Molina, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: Richard J. Bruckner  
Director

**SUBJECT: STATUS REPORT #5  
CONDITIONAL USE PERMIT (CUP) 01-198- (1)  
MONTHLY MONITORING PROGRAM  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board of Supervisors directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report on the development, implementation and compliance with the conditions of approval for Conditional Use Permit (CUP) 01-198-(1) and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor the conditions approved by the Regional Planning Commission. This CUP authorizes the use of the subject property, located at 2320 Peck Road in the unincorporated Whittier Narrows community, for the construction, operation, and maintenance of an industrial park. This status report, which serves as the Corrective Action Plan, is the ongoing collaborative effort of all agencies involved in the monitoring of the conditions of approval for Conditional Use Permit 01-198-(1), as requested by the Board of Supervisors.

The Department of Regional Planning (DRP) is the lead project coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the February 2010 time period by the Department of Regional Planning, the Fire Department, the Department of Public Works and the Department of Public Health. We have also included two Attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix used to monitor the project.

**Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461

Krista Mason, Regional Planning Assistant II, [kmason@planning.lacounty.gov](mailto:kmason@planning.lacounty.gov), (213) 974-6484

The Department of Regional Planning, Impact Analysis Section and Zoning Enforcement Section II conducted field inspections of the subject property on February 2<sup>nd</sup>, 4<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup> and 18<sup>th</sup>. The following was observed on the site:

- Conditions monitored by Regional Planning are currently in substantial compliance.
- Grading observed onsite.
- Watering of the soil observed onsite preventing dust.
- Low levels of noise heard from onsite construction equipment.
- Construction equipment parked away from residential area.
- Wall along North side of property being constructed.

**Los Angeles County Fire Department, Land Development Unit**

Bernard McDuel, Supervising Fire Prevention Engineer, [bmcduel@fire.lacounty.gov](mailto:bmcduel@fire.lacounty.gov), (323) 890-4125

The Fire Department completed a field inspection of the subject project at 11:45 a.m. Friday, February 26, 2010. Listed below are the observations resulting from the inspection.

- The concrete walls for Building #4 are formed on top of the concrete pads and the walls have been poured
- Building #3 area is being graded for slabs. No concrete has been poured for the slabs.
- There is grading work being done and there remains grading equipment on the site
- The site is secure with a fence surrounding the proposed development

The underground fire lines for the fire sprinkler supply and on-site hydrants have been submitted for recheck on 2/19/10. No sprinkler plans have been submitted to date. The sprinkler monitoring plans (fire alarm systems) have been submitted and approved for building #3 and #4 on 2/16/10.

**Los Angeles County Department of Public Works, Land Development Division**

Dennis Hunter, PLS PE, Assistant Deputy Director, [dhunter@dpw.lacounty.gov](mailto:dhunter@dpw.lacounty.gov), (626) 458-4900

Since the last report on February 02, 2010, the following activities have been completed by the applicant:

- Building 1: Existing.
- Building 2: Existing.
- Building 3: Foundation remains 35% completed.



- Building 4: Foundation and slab are 100% completed, furthermore, all wall panels have been poured, and are ready to be lifted.

The road construction permit remains open to allow the applicant to continue with other conditioned road improvements as specified in the Agreement to Improve. However, the applicant has not yet submitted street plans to Public Works reflecting those remaining road improvements.

**Los Angeles County Department of Public Health, Environmental Hygiene**

Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436

Cole Landowski, Head, [clandowski@ph.lacounty.gov](mailto:clandowski@ph.lacounty.gov) ( 626) 430- 5440

- The County of Los Angeles Department of Public Health, Environmental Hygiene Program has re-inspected the above site on several occasions during the month of February.
- The re-inspections were conducted on February 3<sup>rd</sup>, 9<sup>th</sup>, 18<sup>th</sup>, and 23<sup>rd</sup>, 2010.
- To date the gates and sound blankets have not been installed.

We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

RJB:AG:dam

c: Executive Officer

County Counsel, Andrea Sheridan Ordin

Chief Executive Officer, Attn. Lari Sheehan

Fire Department, Attn. Bernard McDuel

Department of Public Works, Attn. Dennis Hunter

Department of Public Health, Attn. Francis Pierce

**Attachments:**

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)

Attachment II- Corrective Action Matrix- Master Attachment II (Matrix document)













Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (February 2010)
1	This grant authorizes the use of the subject property for the construction, operation, and maintenance of an industrial park as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.		DRP	Comply with Exhibit A	DRP	Subject to Acceptance of Affidavit	Informational	
2	Unless otherwise apparent from the context the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.		DRP	No action required	DRP	Informational	Informational	
3	This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 12, 22c and 22k.		DRP	File and record Affidavit to accept conditions of approval	DRP	Prior to use of the CUP	Y	Compliance
4	To the extent permitted by law, the permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.		DRP	No action required	DRP	In the event of any claim, action or proceeding against the County	Y	
5	In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;		DRP	Deposit \$5,000 with the County to defray expenses if litigation occurs	DRP	Within 10 days of any action, claim, or proceeding	Y	
		a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.	DRP	Make supplemental deposits if required	DRP	Any time during litigation where actual costs incurred reach 80% of the initial deposit	Y	
		b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.	DRP	Deposits may exceed the minimum amount	DRP	At the permittee's discretion	Y	
6	This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.		DRP	The permit must be "used" within 2 years	DRP	Within two years from the date of approval	Y	
7	If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.		DRP	Permit must be in compliance with the Conditions of Approval	ALL	At any time	Y	
8	Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.		DRP	Permittee shall record the terms and conditions with the County Recorder	DRP	Prior to the use of this grant. Prior to transfer or lease of the property.	Y	Compliance
9	Upon written application of the permittee made no less than six (6) months prior to November 30, 2035, the term of this grant shall be extended by the Regional Planning Commission for a period not to exceed twenty (20) years, as provided herein below. The Commission shall grant such extensions unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with applicable laws and regulations. If either of the foregoing findings is made by the Commission, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.		DRP	Upon written application by the permittee made 6 months prior to November 30, 2035 this grant may be extended for a period not to exceed 20 years.	DRP	6 months prior to November 30, 2035	Informational	
10	The subject property shall be maintained and operated in full compliance with the conditions of this grant and any local statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3,750.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for biannual (two per year) inspections for the first five (5) years of the grant, and fifteen (15) inspections to be conducted every year for the remaining years of the grant. Inspections shall be unannounced.	If additional inspections are required to ensure compliance with the conditions of this grant or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for additional inspections and for any enforcement efforts reasonably necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence with the site plan on file. The amount charged for additional inspection shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.	DRP	Deposit \$3,750 for the cost of inspections/ biannual inspections for the first five years- fifteen annual inspections for the remainder of the grant.	ALL	Life of the grant	Y	Compliance
11	Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing and giving notice thereof to permittee, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.		DRP	Revocation or modification of this grant may be conducted if the permit is not in compliance.	DRP	Life of the grant	Ongoing	
12	The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.		DRP	The permittee must pay the Fish and Game fee of \$1,275.00	DRP	In connection with the filing and posting of a Notice of Determination	Y; See mitigation monitoring program	Compliance
13	Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.		FIRE	Permittee shall contact the Fire Forester and Warden to protect from fire hazard	DRP	Upon approval of this grant	Y; See mitigation monitoring program	Fire and Life-Safety Building Plans were approved by the Fire Department on 09/11/07.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (February 2010)
14	All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.		DRP	The permittee must comply with the Zoning Ordinance and Conditions of Approval	DRP	Life of the grant	Inspection required	Substantial compliance
15	The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department as permitted by law.		HEALTH SERVICES	The property shall be in compliance with DHS.	DRP	Life of the grant	Inspection required	Upon Completion
16	All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.		PUBLIC WORKS	All Buildings shall be in compliance with Building and Safety	B&S	Life of the grant	Inspection required	Upon Completion
17	All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.		DRP	No graffiti shall be present onsite	DRP	Life of the grant	Inspection required	Substantial compliance
18	In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of adjacent surfaces. The only exceptions shall be seasonal decoration inspections shall be made as provided in Condition No. 10 to ensure compliance with this conditions, including any additional inspections as may be necessary to ensure such compliance.		DRP	Graffiti shall be removed within 24 hours	DRP	Life of the grant	Inspection required	Substantial compliance
19	Within (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" page 1 of 3, as presented at the public hearing that clearly depicts all required project changes. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the prope owner.		DRP	The permittee shall submit three copies of the approved Exhibit "A"	DRP	Within 60 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
20	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review approval three copies of a landscape plan, which may be incorporated into the Revised Exhibit "A" described in Condition No. 19. The landscaping shall be "enhanced" along the perimeter of the site. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary for the life of this grant.		DRP	The permittee shall submit three copies of the approved landscape plan	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
21	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of signage program for the industrial park that is in conformance with Part 10 of Section 22.52 of the County Code. All proposed signs on the property shall not be installed until a Revised Exhibit "A" is approved for each proposed sign. No billboards are permitted on the subject property.		DRP	The permittee shall submit three copies of a signage program	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
22	The construction and operation of the proposed use shall be further subject to all of the following restrictions:							
		a. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust;	DRP	The site shall be watered during the construction period	DRP	During the construction period	Inspection required	Substantial compliance
		b. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be onsite and restricted to areas buffered from residences located to the south and east of the subject property;	DRP	Construction activity shall be limited to 7a.m. to 6 p.m. Monday through Friday.	DRP	During the construction period	Inspection required	Substantial compliance
		c. During the construction period, the project site will be monitored by the Department of Regional Planning Zoning Enforcement Section for a period of 10 hours every 2 weeks. The permittee shall be financially responsible and shall deposit the sum of \$2,000 with the Department of Regional Planning within 30 days of permit approval in order to defray these monitoring costs. If additional inspections are required during the construction period, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections.	DRP	Site shall be monitored for 10 hours every two weeks by Zoning Enforcement	DRP	During the construction period	Inspection required	Substantial compliance
		d. The applicant shall provide to the Director of Regional Planning a copy of the Covenant and Agreement with the Los Angeles City Council that authorizes the applicant to construct a sound wall on the existing City of Los Angeles Department of Water and Power (DWP) easement on the subject property. This covenant shall be provided prior to the approval of the Revised Exhibit "A."	DRP	The applicant shall provide a copy of the Covenant and Agreement from DWP to DRP.	DRP	Prior to the approval of the Revised Exhibit "A"	Prior to use of the CUP	Substantial compliance
		e. A minimum of 181 on-site parking spaces shall be continually maintained. The applicant's site plan depicts 238 parking spaces, (although they are not required), 40 percent of which may be compact, including seven (7) handicapped van-accessible. Loading spaces shall be provided as depicted on the approved Revised Exhibit "A".	DRP	A minimum of 181 parking spaces shall be maintained onsite	DRP	Life of the grant	Inspection required	Upon Completion
		f. The required parking spaces shall be continually available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;	DRP	Required parking shall be for parking only, no storage, repair, etc.	DRP	Life of the grant	Inspection required	Upon completion

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Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (February 2010)
		g. Outside storage of materials or inoperable vehicles is prohibited on the property;	DRP	Outside storage and inoperable vehicles prohibited	DRP	Life of the grant	Inspection required	Substantial compliance
		h. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berm, compatible structures or walls, or a combination of both of these;	DRP	Trash containers shall be covered and screened	DRP	Life of the grant	Inspection required	Substantial compliance
		i. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. The primary parking lot lighting shall be turned off no later than 7:30 pm. A motion activated security lighting system is permitted and may remain on through the night. The permittee shall submit for approval three copies of a lighting plan, which may be incorporated into a Revised Exhibit "A" described in Condition 19 to the Director of Planning within sixty days of the effective date if this grant. The lighting plan shall show the locations, types, and heights of all proposed pole and wall mounted lighting.	DRP	All lighting shall be shielded and directed away from residences/lighting shall be turned off at 7:30p	DRP	Upon completion	Inspection required	Upon Completion
		j. The permittee shall provide appropriate low level lighting along all pedestrian walkways leading to and from the parking lot;	DRP	provide low level lighting along pedestrian walkways	DRP	Upon completion	Inspection required	Upon Completion
		k. The height of the industrial buildings shall not exceed 35' above finished grade;	DRP	height of buildings shall not exceed 35'	DRP	Upon completion	Inspection required	Upon Completion
		l. Operating hours are restricted to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday except occupants shall have access at all times. All deliveries to the subject property shall also be within operating hours.;	DRP	Operating hours /Delivery hours limited to Monday through Friday 7a.m. to 7 p.m.	DRP	Upon completion	Inspection required	Upon Completion
		m. The tenants of the buildings shall not store or use hazardous materials;	DRP	No hazardous materials stored on the premises	DRP	Upon completion	Inspection required	Upon Completion
		n. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated March 28, 2002, or as otherwise required by said Department;	PUBLIC WORKS	The permittee shall comply with DPW letter dated March 28, 2002.	DPW/DRP	Life of the grant	See letter below	Street Improvement Plans have not been submitted
		o. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandums dated April 20, 2005 and October 12, 2005, unless modified by this permit:	FIRE	The permittee shall comply with the Fire Department memos dated April 20, 2005 and October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP. There is no building or fire protection system construction taking place at this time.
		p. The permittee shall comply with all mitigating issues set forth in the attached County of Los Angeles Fire Department memorandum dated October 12, 2005, in specific the following, unless otherwise modified by this grant;	FIRE	The permittee shall comply with the Fire Department memo dated October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	All mitigating measures are shown on the building plans approved by the Fire Department on 09/11/07. There is no building or fire protection system construction taking place at this time.
		i. Provide 4-hour separation walls between:	FIRE	The permittee shall provide fire walls at the specified locations	FIRE	Upon completion	Inspection required	
		a. Buildings 3B/3C	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Buildin 3B/3C. There is no building construction taking place at this time.
		b. Buildings 3D/3E	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Buildin 3D/3E. There is no building construction taking place at this time.
		c. Buildings 3F/3G	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Buildin 3F/3G. There is no building construction taking place at this time
		ii. Provide two on-site hydrants a minimum of 50 feet away from the drip line as detailed on approved plot plan.	FIRE		FIRE	Upon completion	Inspection required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. There is no underground fire line construction taking place at this time.
		iii. Provide a Fire Department sprinkler connection at minimum of 50 feet from the drip line.	FIRE		FIRE	Upon completion	Inspection required	Fire sprinkler plans have not been submitted. There is no fire protection system construction taking place this time.
q	The permittee shall install automatic smoke vents in Building No. 4, and any other building as determined necessary by the Fire Department and/ or the Building Department;		FIRE	The permittee shall install smoke vents	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate smoke vents in buildings 3 and 4. There is no building construction taking place at this time.
r	All exterior walls of Buildings No. 3 and No.4 shall be 4-hour rated, realizing the front elevations of both buildings contain doorways, truck doorways, and pull-in doorways;		FIRE	The permittee shall ensure that the exterior walls are 4-hour rated	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate 4 hour exterior walls. There is no building construction taking place at this time.
s	The applicant shall review the site plan to determine if a 26-foot wide fire access lane can be placed north of the transmission lines. The applicant shall revise the site plan to depict the fire access lane. If the fire access lane cannot be placed at that location the applicant shall provide for approval a letter to the Director of Planning an explanation of why the additional fire access lane cannot be provided. This revision or response shall be approved prior to the approval of the Exhibit "A";		DRP/FIRE	The applicant shall review the site plan to determine if a fire access lane can be placed north of the transmission lines	FIRE /DRP	Prior to approval of Exhibit "A"	Y; See mitigation monitoring program	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP.

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Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (February 2010)
t	The applicant shall provide for approval a letter to the Director of Planning explaining a secondary or back-up sprinkler system that will be provided on the site in case the primary sprinkler system fails. This system must be approved prior to the approval of the Exhibit "A";		DRP/FIRE	The applicant shall provide an approval letter explaining a back-up sprinkler system	FIRE/DRP	Prior to approval of Exhibit "A"	Y	No backup fire sprinkler was required. There are no fire protection system plans submitted at this time.
v	The permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program;		DRP	The permittee shall provide \$3,000 dollars for inspection related to the MMP	DRP	Prior to use of the CUP	Y	Substantial compliance
w	Prior to the issuance of grading/building permit, whichever occurs first, the applicant shall submit a Phase environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works, and the California Department of Toxic Substance Control. If soil contamination is found, the applicant shall perform remediation to the full satisfaction of the above mentioned agencies;		DRP/Public Works/Health Services	The applicant shall submit a Phase I environmental assessment report	CRWQCB/DHS/DPW/DTSC	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete - see file MMP 01-198 in Impact Analysis Section
x	If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, the applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight;		DRP	The applicant shall contact DPW and TSC if soil contamination is suspected	DPW/DTSC	During the construction period	See file No. CUP 01-198	Ongoing - Monitoring
y	The applicant shall hold community meetings once a year for the first five years of this grant. Residents within 500' of the subject property and the local homeowners association that can easily be identified shall be notified. Sign-in sheets and minutes shall be forwarded to the Department of Regional Planning;		DRP	The applicant shall hold annual community meetings first five years	DRP	Monitor for first five years of Permit	incomplete	
z	The manufacturing uses may only be established within the units so noted on the approved Revised Exhibit "A";		DRP	Manufacturing uses limited to designated units	DRP	Life of the grant	Inspection required	Upon Completion
aa	Warehousing and manufacturing uses are limited to those permitted in the M-1 1/2/ zone;		DRP	Uses limited to those in M-11/2 zone	DRP	Life of the grant	Inspection required	Upon Completion
bb	The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.		DRP	Maintain current contact information at all times	DRP	Life of the grant	See file No. CUP 01-198	Substantial compliance
	Project Mitigation Measures Due to Environmental Evaluation		Responsible Agency or Party	Action Required	Monitoring agency or Party	Timing	Compliance	
1	Applicant shall submit a detailed liquefaction analyses to the satisfaction and approval of the DPW.		Project Applicant	Submittal and approval of a detailed liquefaction analyses	DPW	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete see file MMP 01-198 in Impact Analysis Section
2	If during construction of the project, soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted and which government agency will provide regulatory oversight.		Project Applicant/ Construction Manager	Stop work if soil contamination is suspected	DTSC/DPW	During construction	Notification requested/Inspection required	On-going monitoring
3	Applicant shall comply with all requirements of the drainage concept that was approved on July 15, 2002.		Project Applicant	Comply with all requirements of the drainage concept	DPW	Prior to issuance of grading permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
4	Applicant shall construct a screen wall separating the project from the single-family residences to the south of the project site to the satisfaction of the Department of Health Services.		Project Applicant	Construct a sound wall	DHS	Prior to issuance of certificate of occupancy	Inspection required	Not complete-verified during site visits. Sound Wall has been completed, Gates and sound blankets are not installed
5	No outdoor public address system and no outdoor mechanical trash compacter shall be installed on site.		Project applicant	No installation of outdoor public address system or outdoor mechanical trash compacter	DHS	During the entire lifetime of project	Inspection required	On-going monitoring
6	There shall be at least a 80' setback on the rooftops bordering residential areas where no equipments or structures shall be placed.		Project applicant	equipments/structures shall be placed	DRP	During the entire lifetime of project	Inspection required	On-going monitoring
7	Applicant shall maintain equipment and vehicle engines in good condition and proper tune as per manufacturers' specifications.		Project applicant	Maintain equipment in good condition	DRP/ Field Verification	During construction	Inspection required	On-going monitoring
8	Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works. The BMP shall be reviewed and approved by DPW prior to the issuance of a building permit.		Project applicant	Acquire NPDES permit	CRWQCB/DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
9	Applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works and the California Department of Toxic Substance Control. If soil contamination is found, applicant shall perform remediation to the full satisfaction of the above-mentioned agencies.		Project Applicant	Submit Phase I environmental assessment report	CRWQCB/DHS/DPW/CDTSC	Prior to issuance of grading/building permit whichever comes first	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
10	Applicant shall combine the two north driveways on Peck Road to provide full access to the satisfaction of DPW		Project Applicant	Combine the two north driveways on Peck road	DPW	prior to issuance of grading/building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section



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Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (February 2010)
11	Applicant shall submit a detailed striping plan and a revised site plan showing the internal circulation and the required improvements to the satisfaction and approval from the DPW		Project Applicant	Submit a detailed striping plan and a revised site plan	DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
12	Applicant shall pay their Equitable Share for traffic mitigation in the amount of \$79,377 to the California Department of Transportation (Caltrans)		Project Applicant	Pay Equitable Share for traffic mitigation	Caltrans	Prior to issuance of a building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
13	Applicant shall demonstrate to the satisfaction of Environmental Health section of the Department of Health Services that adequate public water service and public sanitary sewer are provided		Project Applicant	Submit all required information to DHS to their satisfaction and approval	DHS	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
14	Applicant shall implement a recycling program by providing adequate waste storage area for the collection/storage of recyclables and green waste material during the entire lifetime of the project		Project Applicant	Implement a recycling program	DPW	During entire lifetime of project	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
15	All street lights installed along the street frontage of a development shall be annexed into the appropriate Los Angeles County Lighting Maintenance District. Applicant shall execute and approve a separate petition for annexation into a Los Angeles County Lighting District upon written request by the City of Industry		Project Applicant	Annex street lights along street frontage into the appropriate Los Angeles County Lighting Maintenance District	City Of Industry	Prior to issuance of the building permit or upon written request by the City of Industry	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
16	Applicant shall obtain an Industrial Waste Permit from the City Engineer as required by the City of Industry Conditions.		Project Applicant	Obtain Industrial Waste Permit	DPW	Prior to issuance of the building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
17	Prior to approval of certificate of occupancy, applicant shall record a covenant to hold property as one parcel with the County Clerk		Project Applicant	Record a covenant to hold property as one parcel with the County Clerk	City Of Industry /DRP	Prior to approval of certificate of occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
18	Applicant shall submit a landscape plan to be reviewed and approved by DRP and the City of Industry engineer		Project Applicant	Submit a landscape plan	DRP/City of Industry	Prior to issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
19	Trucks hauling dirt, sand, gravel or soil shall be covered or shall maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code		Project Applicant	Follow the requirements of section 23114 of the California vehicle Code / Field verification	Construction Manager/DRP	During construction	Inspection required	On-going monitoring
20	Applicant shall pave parking areas and construction access roads to the main roads to avoid dirt being carried on to the highway		Project Applicant	Pave parking areas and construction access roads	Construction Manager/DRP	During construction	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
21	Only light colored roof materials shall be used to deflect heat		Project Applicant	Use light colored roof materials/ Field verification	Construction Manager/DRP	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
22	Contractor shall use architectural coatings that have a volatile organic compound (VOC) content of 100 g/l or less. If coating with a higher VOC content is used such as for painting doors, the amount of coating used per day shall be limited to that amount which will result in an emission rate that is less than 75 lbs. Only high-volume, low-pressure (HVLP) spray guns shall be used for architectural coating.		Project Applicant	Use architectural coating with VOC of content of 100 g/l or less	Construction Manager	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
County of Los Angeles, Department of Public Works Letter Dated March 28, 2002								
1	Dedicate vehicular access rights on Pellissier Road.		Project Applicant	Dedicate access rights on Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
2	Repair any broken or damaged curb, gutter, and pavement on Pellissier Road.		Project Applicant	Repair Pellisier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
3	Plant street trees on Pellissier Road to the satisfaction of Public Works.		Project Applicant	Plant street trees near Pellisier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
4	Comply with the traffic mitigation measures as identified in the attached March 18, 2002 letter from our Traffic and Lighting Division to the satisfaction of Public Works.		Project Applicant	Comply with Traffic Mitigation Measures	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Completed
5	Install street lights on Peck Road, Rooks Road, and Kella Avenue to the satisfaction of the City of Industry.		Project Applicant		DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Coordinating with City of Industry
6	Comply with following street lighting requirements to the satisfaction of Public Works:		Project Applicant	Comply with street lighting requirements	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted but annexation has not been requested
	• Provide street lights on concrete poles with underground wiring on Pellissier Road. Street lighting plans must be approved by the Street Lighting Section.		Project Applicant	Provide street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted Dec 09
	• The proposed project or portions of the proposed project, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$9,000. The applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor the levy assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.		Project Applicant	Install street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Fee paid - 9000 dollars. Applicant has not procesed the annexation and balloting

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Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (February 2010)
		(1) Request the Street Lighting section to commence annexation and levy of assessment proceedings.	Project Applicant	Request annexation and assessment	DPW	Prior to Occupancy	Verification required	Applicant has not made the request
		(2) Provide Business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number (s) and Parcel boundaries in either Micro station or AutoCAD format of territory to be developed to the Street Lighting Section.	Project Applicant	Provide information to Street Lighting Section	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
		(3) Submit a map of the proposed project including roadways conditioned for street lights that are outside of the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 300-4726.	Project Applicant	Submit a map of the proposed project area	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
	For acceptance of street light transfer billing, all street lights in the development, or current phase of the development must be constructed according to Public Works approved plans and energized for a least one year as of July 1 of the current year.		Project Applicant	Construct street lights according to approved plans	DPW	Prior to Occupancy	Verification required	Pending approval of Street Light Plans
7	The applicant shall construct or enter into secured agreement with the County of Los Angeles Department of Public Works to construct the aforementioned improvements prior to the issuance of a building permit or this permit shall be subject to revocation		Project Applicant	The applicant shall enter into an agreement with DPW to construct the improvements	DPW	Prior to issuance of a building permit	Inspection required	Agreement to improve has been executed
	County of Los Angeles; Fire Department Letter Dated April 20, 2005							
1	The required fire flow for this development is 3750 gallons per minute 3 hours. The main in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.		Project Applicant	Fire Flow requirements	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	A water availability form indicating compliance with the 3750 gpm is in the Fire Department approved file
2	Install 2 on-site and verify 1 6x 4x 2 ½ public fire hydrant on Peck Road near driveway entrance, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire Hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.		Project Applicant	Install 2 Fire hydrants	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The underground fire line plans have been submitted and are being reviewed. There is no construction of fire protection systems at this time.
3	Due to the special access circumstance, the following conditions will apply to the construction of the proposed development.		Project Applicant		FIRE	Prior to issuance of a Certificate of Occupancy	See below:	
		A. All structures shall be fully fire sprinklered in accordance with the NFPA 13, Fire sprinkler plans shall be submitted to the Los Angeles County Fire Department Fire Prevention Engineering unit for review and approval prior to installation.	Project Applicant	All structures shall be fire sprinklered	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire sprinkler plans have not been submitted. There is no fire protection system construction taking place at this time.
		B. Building 4, shall provide 4 hour separation wall between units 4B and 4C. No openings shall be allowed in said wall. Said walls shall be constructed in compliance with the Uniform Building Code Section 504.6.4. Additionally, one hour separation walls shall be provided between units 4A and 4B, 4C and 4D. Said walls shall be in compliance with the U.B.C.	Project Applicant	four-hour separation wall in Building 4	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 4A/4B/4C. There is no building construction taking place at this time.
		C. Building 3 requires that a one-hour area separation wall shall be installed between each unit as indicated on the submittal site plan. Additionally the rear wall of said structure shall be rated at 4-hours, no openings allowed. Wall construction shall be in compliance with the UBC.	Project Applicant	one-hour separation wall in Building 3	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Condition was modified. Approved plans indicate 4 hour walls between units 3B/3C1, 3C3/3D, 3F/3G1. This matches Exhibit "A" approved by DRP. Additionally the rear wall of the structure is shown to be 4 hours, with no openings. There is no building construction taking place at this time
4	The required fire flow for the on-site fire hydrants is 2500 gallons per minute for 2 hour duration. See the attached photo copy for specific location to obtain an actual stamped drawing please submit site plans to our office.		Project Applicant	Required fire flow for on-site fire hydrants 2500 g/min for 2 hours	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The required fire flow and fire hydrant location were approved on 09/11/07. No underground fire line plans have been submitted at this time. There is no construction of fire protection systems at this time
5	The maximum building height for the proposed structure shall not exceed 35' in height.		Project Applicant	Maximum bldg height 35'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The approved plans indicate building heights of less than 35 feet. There is no building construction taking place at this time
6	Provide 26' of vehicular access to within 150' of all portions of the exterior walls. Access shall be cross hatched on the plans to clearly delineate its location. Exception: the rear wall of Building 3 shall be 4 hrs rating in lieu of vehicular access. Said access shall be outside of the power lines drip zone.		Project Applicant	Provide 26' vehicular access to w/in 150'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire Department vehicular access approved on 09/11/07.
		A. Clearly depict the width of the DWP easement	Project Applicant	Depict DWP easement	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09/11/07 approved site plan.
		B. Delineate the clear distance between the drip line and the required access.	Project Applicant	delineate clear distance between drip line and access	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09/11/07 approved site plan
		C. Provide a copy of the reciprocal access easements between the adjacent lots for access to Building 4, said document shall be submitted to Fire Prevention Engineering for review and approval prior to recordation and prior to the clearance for building permit	Project Applicant	Provide a copy of reciprocal access agreements	FIRE	Before approval of Exhibit "A"	Review and approval required	Dedicated easement shown on the 09/11/07 approved site plan.
		D. Clearly depict the locations of the outward most transmission lines within the DWP easement.	Project Applicant	Show access locations of the transmission lines	FIRE	Before approval of Exhibit "A"	Review and approval required	
	County of Los Angeles; Fire Department Letter Dated October 12, 2005							
1	Provide four-hour separation walls between:		Project Applicant	Provide four-hour separation walls	FIRE	Before approval of Exhibit "A"	Review and approval required	
		a. Buildings 3B/3C						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Buildings 3B/3C. There is no building construction taking place at this time
		b. Buildings 3D/3E						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Buildings 3D/3E. There is no building construction taking place at this time.
		c. Buildings 3F/3G						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Buildings 3F/3G. There is no building construction taking place at this time

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Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (February 2010)
2	Delete the four-hour separation wall north of the project and adjacent to the property line and construct per the Building Code.		Project Applicant	delete four-hour separation at north construct per building code	FIRE	Before approval of Exhibit "A"	Review and approval required	Condition was deleted. 4 hour wall requirement remained. There is no building construction at this time
3	Provide two on-site hydrants a minimum of 50 feet away y from the drip line as detailed on approved plot plan.		Project Applicant	Provide two fire hydrants	FIRE	Before approval of Exhibit "A"	Review and approval required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. There is n underground fire line construction taking place at this time.
4	Provide a Fire Department sprinkler connection at a minimum of 50 feet from the drip line.		Project Applicant	provide sprinkler connection min 50ft from drip line	FIRE	Before approval of Exhibit "A"	Review and approval required	Fire sprinkler plans have not been submitted. There is no fire protection system construction taking place this time.
5	Provide smoke vents in buildings located north of proposed project numbered 3A through 3H.		Project Applicant	provide smoke vents in bldgs 3A-3H	FIRE	Before approval of Exhibit "A"	Review and approval required	Building plans approved by the Fire Department on 09/11/07 indicte smoke vents in Building 3. There is no building construction taking place at this time.

FIRE = Los Angeles County Fire Department  
CRWQCB = California Regional Water Quality Control Board  
DHS = Los Angeles County Department of Health Services  
DPW = Los Angeles County Department of Public Works  
DRP = Los Angeles County Department of Regional Planning  
DTSC = Los Angeles County County Department of Toxic Substance Control  
NPDES = National Pollution Discharge Elimination System



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

April 22, 2010

To: Supervisor Gloria Molina, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: Richard J. Bruckner  
Director

**SUBJECT: STATUS REPORT #6  
CONDITIONAL USE PERMIT (CUP) 01-198- (1)  
MONTHLY MONITORING PROGRAM  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board of Supervisors directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report on the development, implementation and compliance with the conditions of approval for Conditional Use Permit (CUP) 01-198-(1) and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor the conditions approved by the Regional Planning Commission. This CUP authorizes the use of the subject property, located at 2320 Peck Road in the unincorporated Whittier Narrows community, for the construction, operation, and maintenance of an industrial park. This status report, which serves as the Corrective Action Plan, is the ongoing collaborative effort of all agencies involved in the monitoring of the conditions of approval for Conditional Use Permit 01-198-(1), as requested by the Board of Supervisors.

The Department of Regional Planning (DRP) is the lead project coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the March 2010 time period by the Department of Regional Planning, the Fire Department, the Department of Public Works and the Department of Public Health. We have also included two Attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix used to monitor the project.

## **Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461  
Krista Mason, Regional Planning Assistant II, [kmason@planning.lacounty.gov](mailto:kmason@planning.lacounty.gov), (213) 974-6484

The Department of Regional Planning, Impact Analysis Section and Zoning Enforcement Section II conducted field inspections of the subject property on March 2<sup>nd</sup>, 4<sup>th</sup>, 9<sup>th</sup>, 18<sup>th</sup>, 22<sup>nd</sup> and 25<sup>th</sup>. The following was observed on the site:

- Conditions monitored by Regional Planning are currently in substantial compliance.
- Grading observed onsite.
- Watering of the soil observed onsite preventing dust.
- Low levels of noise heard from onsite construction equipment.
- Construction equipment parked away from residential area.
- Wall along North side of property being constructed.

**Los Angeles County Fire Department, Land Development Unit**

James Barger Supervisor, Building Plan Check Unit, [JBarger@fire.lacounty.gov](mailto:JBarger@fire.lacounty.gov), (323) 890-4125

The Fire Department completed a field inspection of the subject project at 11:30 a.m. Thursday, April 1, 2010. Listed below are the observations resulting from the inspection.

- The concrete walls for Building #4 are formed on top of the concrete pads and the walls have been poured.
- Building #3 area is being formed for slabs and walls. Some concrete has been poured for the foundations.
- There is grading work being done and there remains grading equipment on the site.
- The site is secure with a fence surrounding the proposed development.

The underground fire lines for the fire sprinkler supply and on-site hydrants have been submitted for recheck on 3/22/10. The submitted plans show the new on-site hydrants at least 50 feet away from the drip line, and the FDC's are shown less than 50 feet away. No fire sprinkler plans have been submitted to date. The sprinkler monitoring plans (fire alarm systems) have been submitted and approved for building #3 and #4 on 2/16/10.

**Los Angeles County Department of Public Works, Land Development Division**

Dennis Hunter, PLS PE, Assistant Deputy Director, [dhunter@dpw.lacounty.gov](mailto:dhunter@dpw.lacounty.gov), (626) 458-4900

Since the last report on February 02, 2010, the following activities have been completed by the applicant:

- Building 1: Existing.
- Building 2: Existing.
- Building 3: Foundation is 45% completed.
- Building 4: Foundation and slab are 100% completed, furthermore, all wall panels have been poured, and are ready to be lifted.

The road construction permit remains open to allow the applicant to continue with other conditioned road improvements as specified in the Agreement to Improve. However, the applicant has not yet submitted street plans to Public Works reflecting those remaining road improvements. Our staff met with the applicant to discuss the street lighting and street improvement plans. In that meeting we reiterated the importance of the applicant continuing to move forward quickly with the submittal of the improvement plans so that occupancy would not be held up. The applicant indicated that he would submit street improvement plans and begin the process to dedicate vehicular access rights on Pellissier Road.



Our Traffic & Lighting Division, Street Lighting Section is requiring the street lights for Peck Road. The applicant is objecting to the requirement since the City of Industry has cleared all conditions associated with the CUP. The applicant and his counsel will have to meet with County Counsel regarding the interpretation of the conditions of the CUP regarding the street lighting conditions for Peck Road, since T&L is telling the applicant that the street lights are still warranted for Peck Road. In the meeting, the owner stated he had no objections to the street lighting requirement to Pellissier Road, and will comply with the street lighting requirements for Pellissier Road.

**Los Angeles County Department of Public Health, Environmental Hygiene**

Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436

Cole Landowski, Head, [clandowski@ph.lacounty.gov](mailto:clandowski@ph.lacounty.gov) (626) 430- 5440

- The County of Los Angeles Department of Public Health, Environmental Hygiene Program has re-inspected the above site on several occasions during the month of March.
- The re-inspections were conducted on March 2<sup>nd</sup>, 4<sup>th</sup>, 9<sup>th</sup>, 16<sup>th</sup>, 19<sup>th</sup> 23<sup>rd</sup>, and 31<sup>st</sup>.
- To date the gates and sound blankets have not been installed.

We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

RJB:AG:dam

c: Executive Officer

County Counsel, Andrea Sheridan Ordin

Chief Executive Officer, Attn. Lari Sheehan

Fire Department, Attn. James Barger

Department of Public Works, Attn. Dennis Hunter

Department of Public Health, Attn. Francis Pierce

**Attachments:**

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)

Attachment II- Corrective Action Matrix- Master Attachment II (Matrix document)







Sheet 3 of 4







# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

May 20, 2010

TO: Supervisor Gloria Molina, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

FROM: Richard J. Bruckner  
Director

**SUBJECT: STATUS REPORT #7  
CONDITIONAL USE PERMIT (CUP) 01-198- (1)  
MONTHLY MONITORING PROGRAM  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board of Supervisors directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report on the development, implementation and compliance with the conditions of approval for Conditional Use Permit (CUP) 01-198-(1) and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor the conditions approved by the Regional Planning Commission. This CUP authorizes the use of the subject property, located at 2320 Peck Road in the unincorporated Whittier Narrows community, for the construction, operation, and maintenance of an industrial park. This status report, which serves as the Corrective Action Plan, is the ongoing collaborative effort of all agencies involved in the monitoring of the conditions of approval for Conditional Use Permit 01-198-(1), as requested by the Board of Supervisors.

The Department of Regional Planning is the lead project coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the April 2010 time period by the Department of Regional Planning, the Fire Department, the Department of Public Works and the Department of Public Health. We have also included two Attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix used to monitor the project.

**Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461

David Muñoz, Principal Regional Planning Assistant, [dmunoz@planning.lacounty.gov](mailto:dmunoz@planning.lacounty.gov), (213) 974-6484

The Department of Regional Planning, Impact Analysis Section and Zoning Enforcement Section II conducted field inspections of the subject property on April 1<sup>st</sup>, 8<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, 21<sup>st</sup>, 27<sup>th</sup>, and 28<sup>th</sup>. The following was observed on the site:

- Conditions monitored by Regional Planning are currently in substantial compliance.
- Watering of the soil observed onsite preventing dust.
- Low levels of noise heard from onsite construction equipment.
- Construction equipment parked away from residential area.
- Building wall panels have been erected on both Building #3 and #4.
- Construction of the roof has begun on Building #4.

**Los Angeles County Fire Department, Land Development Unit**

James Barger Supervisor, Building Plan Check Unit, [JBarger@fire.lacounty.gov](mailto:JBarger@fire.lacounty.gov), (323) 890-4125

The Fire Department completed a field inspection of the subject project at 1:45p.m. Tuesday, April 27, 2010. Listed below are the observations resulting from the inspection.

- The concrete walls for Building #4 are tilted up, and approximately 75% of the roof structure is completed.
- The concrete walls for Building #3 for approximately 50 % tilted up. No roof structure at this time.
- The underground fire line is being installed on the site. Approximately 10% is completed.
- The site is secure with a fence surrounding the proposed development.

The underground fire lines for the fire sprinkler supply and on-site hydrants have been submitted and approved on 4/14/10. The overhead fire sprinkler plans for both buildings #3 and #4 have been submitted for review on 4/21/10. The sprinkler monitoring plans (fire alarm systems) have been submitted and approved for buildings #3 and #4 on 2/16/10.

**Los Angeles County Department of Public Works, Land Development Division**

Dennis Hunter, PLS PE, Assistant Deputy Director, [dhunter@dpw.lacounty.gov](mailto:dhunter@dpw.lacounty.gov), (626) 458-4900

Since the last report, the following activities have been completed by the applicant:

**Building 1:** Existing.

**Building 2:** Existing.

**Building 3:**

- Foundation completed.
- 11 wall panels have been lifted.

**Building 4:**

- Foundation and slab are 100% completed.
- Panels lifted for the entire perimeter of the building.
- Roof framing has started.

**For Construction Division:**

No Change from last month.

**Land Development Division:**

Applicant has not submitted street improvement plans and the processing of the dedication for vehicular access rights.

**For Traffic & Lighting Division**

No change. Traffic & Lighting Division, Street Lighting Section have not received further plans nor has the annexation process been started.

David Stringer spoke to Mr. Yang last week and let him know that we are working on the summary e-mail of our position. Mr. Yang has not received comments from the overhead wiring agency regarding street lights on Pellisier Place.

**Los Angeles County Department of Public Health, Environmental Hygiene**

Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436

Cole Landowski, Head, [clandowski@ph.lacounty.gov](mailto:clandowski@ph.lacounty.gov) (626) 430- 5440

- The County of Los Angeles Department of Public Health, Environmental Hygiene Program has re-inspected the above site on several occasions during the month of April.
- The re-inspections were conducted on April 2<sup>nd</sup>, 7<sup>th</sup>, 15<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup> and 30<sup>th</sup>.
- To date the gates and sound blankets have not been installed.

Board of Supervisors

May 20, 2010

Page 4

We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

RJB:AG:dam

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County Counsel, Andrea Sheridan Ordin

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Department of Public Works, Attn. Dennis Hunter

Department of Public Health, Attn. Francis Pierce

Attachments:

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)

Attachment II- Corrective Action Matrix- Master Attachment II (Matrix document)











Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (April 2010)
1	This grant authorizes the use of the subject property for the construction, operation, and maintenance of an industrial park as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.		DRP	Comply with Exhibit A	DRP	Subject to Acceptance of Affidavit	Informational	
2	Unless otherwise apparent from the context the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.		DRP	No action required	DRP	Informational	Informational	
3	This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 12, 22c and 22k.		DRP	File and record Affidavit to accept conditions of approval	DRP	Prior to use of the CUP	Y	Compliance
4	To the extent permitted by law, the permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.		DRP	No action required	DRP	In the event of any claim, action or proceeding against the County	Y	
5	In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;		DRP	Deposit \$5,000 with the County to defray expenses if litigation occurs	DRP	Within 10 days of any action, claim, or proceeding	Y	
		a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.	DRP	Make supplemental deposits if required	DRP	Any time during litigation where actual costs incurred reach 80% of the initial deposit	Y	
		b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.	DRP	Deposits may exceed the minimum amount	DRP	At the permittee's discretion	Y	
6	This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.		DRP	The permit must be "used" within 2 years	DRP	Within two years from the date of approval	Y	
7	If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.		DRP	Permit must be in compliance with the Conditions of Approval	ALL	At any time	Y	
8	Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.		DRP	Permittee shall record the terms and conditions with the County Recorder	DRP	Prior to the use of this grant. Prior to transfer or lease of the property.	Y	Compliance
9	Upon written application of the permittee made no less than six (6) months prior to November 30, 2035, the term of this grant shall be extended by the Regional Planning Commission for a period not to exceed twenty (20) years, as provided herein below. The Commission shall grant such extensions unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with applicable laws and regulations. If either of the foregoing findings is made by the Commission, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.		DRP	Upon written application by the permittee made 6 months prior to November 30, 2035 this grant may be extended for a period not to exceed 20 years.	DRP	6 months prior to November 30, 2035	Informational	
10	The subject property shall be maintained and operated in full compliance with the conditions of this grant and any local statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3,750.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for biannual (two per year) inspections for the first five (5) years of the grant, and fifteen (15) inspections to be conducted every year for the remaining years of the grant. Inspections shall be unannounced.	If additional inspections are required to ensure compliance with the conditions of this grant or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for additional inspections and for any enforcement efforts reasonably necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence with the site plan on file. The amount charged for additional inspection shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.	DRP	Deposit \$3,750 for the cost of inspections/ biannual inspections for the first five years- fifteen annual inspections for the remainder of the grant.	ALL	Life of the grant	Y	Compliance
11	Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing and giving notice thereof to permittee, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.		DRP	Revocation or modification of this grant may be conducted if the permit is not in compliance.	DRP	Life of the grant	Ongoing	
12	The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.		DRP	The permittee must pay the Fish and Game fee of \$1,275.00	DRP	In connection with the filing and posting of a Notice of Determination	Y; See mitigation monitoring program	Compliance
13	Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.		FIRE	Permittee shall contact the Fire Forester and Warden to protect from fire hazard	DRP	Upon approval of this grant	Y; See mitigation monitoring program	Fire and Life-Safety Building Plans were approved by the Fire Department on 09/11/07.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (April 2010)
14	All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.		DRP	The permittee must comply with the Zoning Ordinance and Conditions of Approval	DRP	Life of the grant	Inspection required	Substantial compliance
15	The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department as permitted by law.		HEALTH SERVICES	The property shall be in compliance with DHS.	DRP	Life of the grant	Inspection required	Upon Completion
16	All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.		PUBLIC WORKS	All Buildings shall be in compliance with Building and Safety	B&S	Life of the grant	Inspection required	Upon Completion
17	All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.		DRP	No graffiti shall be present onsite	DRP	Life of the grant	Inspection required	Substantial compliance
18	In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of adjacent surfaces. The only exceptions shall be seasonal decoration inspections shall be made as provided in Condition No. 10 to ensure compliance with this conditions, including any additional inspections as may be necessary to ensure such compliance.		DRP	Graffiti shall be removed within 24 hours	DRP	Life of the grant	Inspection required	Substantial compliance
19	Within (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" page 1 of 3, as presented at the public hearing that clearly depicts all required project changes. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the prope owner.		DRP	The permittee shall submit three copies of the approved Exhibit "A"	DRP	Within 60 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
20	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review approval three copies of a landscape plan, which may be incorporated into the Revised Exhibit "A" described in Condition No. 19. The landscaping shall be "enhanced" along the perimeter of the site. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary for the life of this grant.		DRP	The permittee shall submit three copies of the approved landscape plan	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
21	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of signage program for the industrial park that is in conformance with Part 10 of Section 22.52 of the County Code. All proposed signs on the property shall not be installed until a Revised Exhibit "A" is approved for each proposed sign. No billboards are permitted on the subject property.		DRP	The permittee shall submit three copies of a signage program	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
22	The construction and operation of the proposed use shall be further subject to all of the following restrictions:							
		a. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust;	DRP	The site shall be watered during the construction period	DRP	During the construction period	Inspection required	Substantial compliance
		b. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be onsite and restricted to areas buffered from residences located to the south and east of the subject property;	DRP	Construction activity shall be limited to 7a.m. to 6 p.m. Monday through Friday.	DRP	During the construction period	Inspection required	Substantial compliance
		c. During the construction period, the project site will be monitored by the Department of Regional Planning Zoning Enforcement Section for a period of 10 hours every 2 weeks. The permittee shall be financially responsible and shall deposit the sum of \$2,000 with the Department of Regional Planning within 30 days of permit approval in order to defray these monitoring costs. If additional inspections are required during the construction period, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections.	DRP	Site shall be monitored for 10 hours every two weeks by Zoning Enforcement	DRP	During the construction period	Inspection required	Substantial compliance
		d. The applicant shall provide to the Director of Regional Planning a copy of the Covenant and Agreement with the Los Angeles City Council that authorizes the applicant to construct a sound wall on the existing City of Los Angeles Department of Water and Power (DWP) easement on the subject property. This covenant shall be provided prior to the approval of the Revised Exhibit "A."	DRP	The applicant shall provide a copy of the Covenant and Agreement from DWP to DRP.	DRP	Prior to the approval of the Revised Exhibit "A"	Prior to use of the CUP	Substantial compliance
		e. A minimum of 181 on-site parking spaces shall be continually maintained. The applicant's site plan depicts 238 parking spaces, (although they are not required), 40 percent of which may be compact, including seven (7) handicapped van-accessible. Loading spaces shall be provided as depicted on the approved Revised Exhibit "A".	DRP	A minimum of 181 parking spaces shall be maintained onsite	DRP	Life of the grant	Inspection required	Upon Completion
		f. The required parking spaces shall be continually available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;	DRP	Required parking shall be for parking only, no storage, repair, etc.	DRP	Life of the grant	Inspection required	Upon completion



Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (April 2010)
		g. Outside storage of materials or inoperable vehicles is prohibited on the property;	DRP	Outside storage and inoperable vehicles prohibited	DRP	Life of the grant	Inspection required	Substantial compliance
		h. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berm, compatible structures or walls, or a combination of both of these;	DRP	Trash containers shall be covered and screened	DRP	Life of the grant	Inspection required	Substantial compliance
		i. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. The primary parking lot lighting shall be turned off no later than 7:30 pm. A motion activated security lighting system is permitted and may remain on through the night. The permittee shall submit for approval three copies of a lighting plan, which may be incorporated into a Revised Exhibit "A" described in Condition 19 to the Director of Planning within sixty days of the effective date if this grant. The lighting plan shall show the locations, types, and heights of all proposed pole and wall mounted lighting.	DRP	All lighting shall be shielded and directed away from residences/lighting shall be turned off at 7:30p	DRP	Upon completion	Inspection required	Upon Completion
		j. The permittee shall provide appropriate low level lighting along all pedestrian walkways leading to and from the parking lot;	DRP	provide low level lighting along pedestrian walkways	DRP	Upon completion	Inspection required	Upon Completion
		k. The height of the industrial buildings shall not exceed 35' above finished grade;	DRP	height of buildings shall not exceed 35'	DRP	Upon completion	Inspection required	Upon Completion
		l. Operating hours are restricted to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday except occupants shall have access at all times. All deliveries to the subject property shall also be within operating hours.;	DRP	Operating hours /Delivery hours limited to Monday through Friday 7a.m. to 7 p.m.	DRP	Upon completion	Inspection required	Upon Completion
		m. The tenants of the buildings shall not store or use hazardous materials;	DRP	No hazardous materials stored on the premises	DRP	Upon completion	Inspection required	Upon Completion
		n. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated March 28, 2002, or as otherwise required by said Department;	PUBLIC WORKS	The permittee shall comply with DPW letter dated March 28, 2002.	DPW/DRP	Life of the grant	See letter below	Street Improvement Plans have not been submitted
		o. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandums dated April 20, 2005 and October 12, 2005, unless modified by this permit:	FIRE	The permittee shall comply with the Fire Department memos dated April 20, 2005 and October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP. There is no building or fire protection system construction taking place at this time.
		p. The permittee shall comply with all mitigating issues set forth in the attached County of Los Angeles Fire Department memorandum dated October 12, 2005, in specific the following, unless otherwise modified by this grant;	FIRE	The permittee shall comply with the Fire Department memo dated October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	All mitigating measures are shown on the building plans approved by the Fire Department on 09/11/07. There is no building or fire protection system construction taking place at this time.
		i. Provide 4-hour separation walls between:	FIRE	The permittee shall provide fire walls at the specified locations	FIRE	Upon completion	Inspection required	
		a. Buildings 3B/3C	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3B/3C. The walls have been tilted up at this time.
		b. Buildings 3D/3E	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E. The walls have been tilted up at this time.
		c. Buildings 3F/3G	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3F/3G. The walls have been tilted up at this time.
		ii. Provide two on-site hydrants a minimum of 50 feet away from the drip line as detailed on approved plot plan.	FIRE		FIRE	Upon completion	Inspection required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. The underground fire line is approximately 10% complete at this time.
		iii. Provide a Fire Department sprinkler connection at minimum of 50 feet from the drip line.	FIRE		FIRE	Upon completion	Inspection required	Fire sprinkler plans have been submitted. There is no fire protection system construction taking place at this time.
		q. The permittee shall install automatic smoke vents in Building No. 4, and any other building as determined necessary by the Fire Department and/ or the Building Department;	FIRE	The permittee shall install smoke vents	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate smoke vents in buildings 3 and 4. The roof structure is being constructed for building #4. No smoke and heat vents have been installed at this time
		r. All exterior walls of Buildings No. 3 and No.4 shall be 4-hour rated, realize the front elevations of both buildings contain doorways, truck doorways, and pull-in doorways;	FIRE	The permittee shall ensure that the exterior walls are 4-hour rated	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate 4 hour exterior walls. The walls have been tilted up for building #4, and are partially tilted up for building #3 at this time.
		s. The applicant shall review the site plan to determine if a 26-foot wide fire access lane can be placed north of the transmission lines. The applicant shall revise the site plan to depict the fire access lane. If the fire access lane cannot be placed at that location the applicant shall provide for approval a letter to the Director of Planning an explanation of why the additional fire access lane cannot be provided. This revision or response shall be approved prior to the approval of the Exhibit "A";	DRP/FIRE	The applicant shall review the site plan to determine if a fire access lane can be placed north of the transmission lines	FIRE /DRP	Prior to approval of Exhibit "A"	Y; See mitigation monitoring program	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (April 2010)
		t. The applicant shall provide for approval a letter to the Director of Planning explaining a secondary or back-up sprinkler system that will be provided on the site in case the primary sprinkler system fails. This system must be approved prior to the approval of the Exhibit "A";	DRP/FIRE	The applicant shall provide an approval letter explaining a back-up sprinkler system	FIRE/DRP	Prior to approval of Exhibit "A"	Y	No backup fire sprinkler was required. There are no fire protection system plans submitted at this time.
		v. The permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program;	DRP	The permittee shall provide \$3,000 dollars for inspection related to the MMP	DRP	Prior to use of the CUP	Y	Substantial compliance
		w. Prior to the issuance of grading/building permit, whichever occurs first, the applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works, and the California Department of Toxic Substance Control . If soil contamination is found, the applicant shall perform remediation to the full satisfaction of the above mentioned agencies;	DRP/Public Works/Health Services	The applicant shall submit a Phase I environmental assessment report	CRWQCB/DHS/DPW/DTSC	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete - see file MMP 01-198 in Impact Analysis Section
		x. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, the applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight;	DRP	The applicant shall contact DPW and TSC if soil contamination is suspected	DPW/DTSC	During the construction period	See file No. CUP 01-198	Ongoing - Monitoring
		y. The applicant shall hold community meetings once a year for the first five years of this grant. Residents within 500' of the subject property and the local homeowners association that can easily be identified shall be notified. Sign-in sheets and minutes shall be forwarded to the Department of Regional Planning;	DRP	The applicant shall hold annual community meetings first five years	DRP	Monitor for first five years of Permit	incomplete	
		z. The manufacturing uses may only be established within the units so noted on the approved Revised Exhibit "A";	DRP	Manufacturing uses limited to designated units	DRP	Life of the grant	Inspection required	Upon Completion
		aa. Warehousing and manufacturing uses are limited to those permitted in the M-1 1/2 zone;	DRP	Uses limited to those in M-1 1/2 zone	DRP	Life of the grant	Inspection required	Upon Completion
		bb. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.	DRP	Maintain current contact information at all times	DRP	Life of the grant	See file No. CUP 01-198	Substantial compliance
	Project Mitigation Measures Due to Environmental Evaluation		Responsible Agency or Party	Action Required	Monitoring agency or Party	Timing	Compliance	
1	Applicant shall submit a detailed liquefaction analyses to the satisfaction and approval of the DPW.		Project Applicant	Submittal and approval of a detailed liquefaction analyses	DPW	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete see file MMP 01-198 in Impact Analysis Section
2	If during construction of the project, soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted and which government agency will provide regulatory oversight.		Project Applicant/ Construction Manager	Stop work if soil contamination is suspected	DTSC/DPW	During construction	Notification requested/Inspection required	On-going monitoring
3	Applicant shall comply with all requirements of the drainage concept that was approved on July 15, 2002.		Project Applicant	Comply with all requirements of the drainage concept	DPW	Prior to issuance of grading permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
4	Applicant shall construct a screen wall separating the project from the single-family residences to the south of the project site to the satisfaction of the Department of Health Services.		Project Applicant	Construct a sound wall	DHS	Prior to issuance of certificate of occupancy	Inspection required	Not complete-verified during site visits. Sound Wall has been completed, Gates and sound blankets are not installed
5	No outdoor public address system and no outdoor mechanical trash compacter shall be installed on site.		Project applicant	No installation of outdoor public address system or outdoor mechanical trash compacter	DHS	During the entire lifetime of project	Inspection required	On-going monitoring
6	There shall be at least a 80' setback on the rooftops bordering residential areas where no equipments or structures shall be placed.		Project applicant	equipments/structures shall be placed	DRP	During the entire lifetime of project	Inspection required	On-going monitoring
7	Applicant shall maintain equipment and vehicle engines in good condition and proper tune as per manufacturers' specifications.		Project applicant	Maintain equipment in good condition	DRP/ Field Verification	During construction	Inspection required	On-going monitoring
8	Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works. The BMP shall be reviewed and approved by DPW prior to the issuance of a building permit.		Project applicant	Acquire NPDES permit	CRWQCB/DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (April 2010)
9	Applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works and the California Department of Toxic Substance Control. If soil contamination is found, applicant shall perform remediation to the full satisfaction of the above-mentioned agencies.		Project Applicant	Submit Phase I environmental assessment report	CRWQCB/DHS/DPW/CDTSC	Prior to issuance of grading/building permit whichever comes first	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
10	Applicant shall combine the two north driveways on Peck Road to provide full access to the satisfaction of DPW		Project Applicant	Combine the two north driveways on Peck road	DPW	prior to issuance of grading/building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
11	Applicant shall submit a detailed striping plan and a revised site plan showing the internal circulation and the required improvements to the satisfaction and approval from the DPW		Project Applicant	Submit a detailed striping plan and a revised site plan	DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
12	Applicant shall pay their Equitable Share for traffic mitigation in the amount of \$79,377 to the California Department of Transportation (Caltrans)		Project Applicant	Pay Equitable Share for traffic mitigation	Caltrans	Prior to issuance of a building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
13	Applicant shall demonstrate to the satisfaction of Environmental Health section of the Department of Health Services that adequate public water service and public sanitary sewer are provided		Project Applicant	Submit all required information to DHS to their satisfaction and approval	DHS	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
14	Applicant shall implement a recycling program by providing adequate waste storage area for the collection/storage of recyclables and green waste material during the entire lifetime of the project		Project Applicant	Implement a recycling program	DPW	During entire lifetime of project	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
15	All street lights installed along the street frontage of a development shall be annexed into the appropriate Los Angeles County Lighting Maintenance District. Applicant shall execute and approve a separate petition for annexation into a Los Angeles County Lighting District upon written request by the City of Industry		Project Applicant	Annex street lights along street frontage into the appropriate Los Angeles County Lighting Maintenance District	City Of Industry	Prior to issuance of the building permit or upon written request by the City of Industry	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
16	Applicant shall obtain an Industrial Waste Permit from the City Engineer as required by the City of Industry Conditions.		Project Applicant	Obtain Industrial Waste Permit	DPW	Prior to issuance of the building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
17	Prior to approval of certificate of occupancy, applicant shall record a covenant to hold property as one parcel with the County Clerk		Project Applicant	Record a covenant to hold property as one parcel with the County Clerk	City Of Industry /DRP	Prior to approval of certificate of occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
18	Applicant shall submit a landscape plan to be reviewed and approved by DRP and the City of Industry engineer		Project Applicant	Submit a landscape plan	DRP/City of Industry	Prior to issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
19	Trucks hauling dirt, sand, gravel or soil shall be covered or shall maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code		Project Applicant	Follow the requirements of section 23114 of the California vehicle Code / Field verification	Construction Manager/DRP	During construction	Inspection required	On-going monitoring
20	Applicant shall pave parking areas and construction access roads to the main roads to avoid dirt being carried on to the highway		Project Applicant	Pave parking areas and construction access roads	Construction Manager/DRP	During construction	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
21	Only light colored roof materials shall be used to deflect heat		Project Applicant	Use light colored roof materials/ Field verification	Construction Manager/DRP	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
22	Contractor shall use architectural coatings that have a volatile organic compound (VOC) content of 100 g/l or less. If coating with a higher VOC content is used such as for painting doors, the amount of coating used per day shall be limited to that amount which will result in an emission rate that is less than 75 lbs. Only high-volume, low-pressure (HVLP) spray guns shall be used for architectural coating.		Project Applicant	Use architectural coating with VOC of content of 100 g/l or less	Construction Manager	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
County of Los Angeles; Department of Public Works Letter Dated March 28, 2002								
1	Dedicate vehicular access rights on Pellissier Road.		Project Applicant	Dedicate access rights on Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
2	Repair any broken or damaged curb, gutter, and pavement on Pellissier Road.		Project Applicant	Repair Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
3	Plant street trees on Pellissier Road to the satisfaction of Public Works.		Project Applicant	Plant street trees near Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
4	Comply with the traffic mitigation measures as identified in the attached March 18, 2002 letter from our Traffic and Lighting Division to the satisfaction of Public Works.		Project Applicant	Comply with Traffic Mitigation Measures	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Completed
5	Install street lights on Peck Road, Rooks Road, and Kella Avenue to the satisfaction of the City of Industry.		Project Applicant		DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Coordinating with City of Industry
6	Comply with following street lighting requirements to the satisfaction of Public Works:		Project Applicant	Comply with street lighting requirements	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted but annexation has not been requested
	<ul style="list-style-type: none"><li>Provide street lights on concrete poles with underground wiring on Pellissier Road. Street lighting plans must be approved by the Street Lighting Section.</li></ul>		Project Applicant	Provide street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted Dec 09

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (April 2010)
	<ul style="list-style-type: none"><li>The proposed project or portions of the proposed project, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$9,000. The applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor the levy assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.</li></ul>		Project Applicant	Install street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Fee paid - 9000 dollars. Applicant has not procesed the annexation and balloting
		(1) Request the Street Lighting section to commence annexation and levy of assessment proceedings.	Project Applicant	Request annexation and assessment	DPW	Prior to Occupancy	Verification required	Applicant has not made the request
		(2) Provide Business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number (s) and Parcel boundaries in either Micro station or AutoCAD format of territory to be developed to the Street Lighting Section.	Project Applicant	Provide information to Street Lighting Section	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
		(3) Submit a map of the proposed project including roadways conditioned for street lights that are outside of the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 300-4726.	Project Applicant	Submit a map of the proposed project area	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
	For acceptance of street light transfer billing, all street lights in the development, or current phase of the development must be constructed according to Public Works approved plans and energized for a least one year as of July 1 of the current year.		Project Applicant	Construct street lights according to approved plans	DPW	Prior to Occupancy	Verification required	Pending approval of Street Light Plans
7	The applicant shall construct or enter into secured agreement with the County of Los Angeles Department of Public Works to construct the aforementioned improvements prior to the issuance of a building permit or this permit shall be subject to revocation		Project Applicant	The applicant shall enter into an agreement with DPW to construct the improvements	DPW	Prior to issuance of a building permit	Inspection required	Agreement to improve has been executed
	County of Los Angeles; Fire Department Letter Dated April 20, 2005							
1	The required fire flow for this development is 3750 gallons per minute 3 hours. The main in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.		Project Applicant	Fire Flow requirements	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	A water availability form indicating compliance with the 3750 gpm is in the Fire Department approved file
2	Install 2 on-site and verify 1 6x 4x 2 ½ public fire hydrant on Peck Road near driveway entrance, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire Hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834and all installations must be inspected and flow tested prior to final approval.		Project Applicant	Install 2 Fire hydrants	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The underground fire line plans have been submitted and approved on 4/14/10. There is construction of the underground fire line is approximately 10% completed at this time. The approved plans show the new on-site hydrants 50 feet away from the drip line.
3	Due to the special access circumstance, the following conditions will apply to the construction of the proposed development.		Project Applicant		FIRE	Prior to issuance of a Certificate of Occupancy	See below:	
		A. All structures shall be fully fire sprinklered in accordance with the NFPA 13, Fire sprinkler plans shall be submitted to the Los Angeles County Fire Department Fire Prevention Engineering unit for review and approval prior to installation.	Project Applicant	All structures shall be fire sprinklered	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire sprinkler plans have been submitted for buildings #3 and #4 on 4/21/10. There is no fire protection system construction taking place at this time.
		B. Building 4, shall provide 4 hour separation wall between units 4B and 4C. No openings shall be allowed in said wall. Said walls shall be constructed in compliance with the Uniform Building Code Section 504.6.4. Additionally, one hour separation walls shall be provided between units 4A and 4B, 4C and 4D. Said walls shall be in compliance with the U.B.C.	Project Applicant	four-hour separation wall in Building 4	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Building plans approved by the Fire Department on 09/11/07 indictes a 4 hour wall between Building 4A/4B/4C. The walls are tilted up at this time.
		C. Building 3 requires that a one-hour area separation wall shall be installed between each unit as indicated on the submittal site plan. Additionally the rear wall of said structure shall be rated at 4- hours, no openings allowed. Wall construction shall be in compliance with the UBC.	Project Applicant	one-hour separation wall in Building 3	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Condition was modified. Approved plans indicate 4 hour walls between units 3B/3C1, 3C3/3D, 3F/3G1. This matches Exhibit "A" approved by DRP. Additionally the rear wall of the structure is shown to be 4- hours, with no openings.Some of the walls have been tilted up at this time
4	The required fire flow for the on-site fire hydrants is 2500 gallons per minute for 2 hour duration. See the attached photo copy for specific location to obtain an actual stamped drawing please submit site plans to our office.		Project Applicant	Required fire flow for on-site fire hydrants 2500 g/min for 2 hours	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The required fire flow and fire hydrant location were approved on 09 11 07. The underground fire line plans have been approved on 4/14/10. There is construction of the underground fire lines at the north end of the site at this time
5	The maximum building height for the proposed structure shall not exceed 35' in height.		Project Applicant	Maximum bldg height 35'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The approved plans indicate building hieghts of less than 35 feet. The walls have been tilted up for building #4 and some roof structure is being constructed. Some walls for building #3 have been tilted up at this time
6	Provide 26' of vehicular access to within 150' of all portions of the exterior walls. Access shall be cross hatched on the plans to clearly delineate its location. Exception: the rear wall of Building 3 shall be 4 hrs rating in lieu of vehicular access. Said access shall be outside of the power lines drip zone.		Project Applicant	Provide 26' vehicular access to w/in 150'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire Department vehicular access approved on 09 11 07.
		A. Clearly depict the width of the DWP easement	Project Applicant	Depict DWP easement	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan.
		B. Delineate the clear distance between the drip line and the required access.	Project Applicant	delineate clear distance between drip line and access	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan
		C. Provide a copy of the reciprocal access easements between the adjacent lot for access to Building 4, said document shall be submitted to Fire Prevention Engineering for review and approval prior to recordation and prior to the clearance for building permit	Project Applicant	Provide a copy of reciprocal access agreements	FIRE	Before approval of Exhibit "A"	Review and approval required	Dedicated easement shown on the 09 11 07 approved site plan.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (April 2010)
		D. Clearly depict the locations of the outward most transmission lines within the DWP easement.	Project Applicant	Show access locations of the transmission lines	FIRE	Before approval of Exhibit "A"	Review and approval required	
	County of Los Angeles; Fire Department Letter Dated October 12, 2005							
1	Provide four-hour separation walls between:		Project Applicant	Provide four-hour separation walls	FIRE	Before approval of Exhibit "A"	Review and approval required	
		a. Buildings 3B/3C						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3B/3C. The wall is 50% completed at this time
		b. Buildings 3D/E						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E. The wall is tilted up at this time.
		c. Buildings 3F/3G						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3F/3G. The wall is tilted up at this time
2	Delete the four-hour separation wall north of the project and adjacent to the property line and construct per the Building Code.		Project Applicant	delete four-hour separation at north/construct per building code	FIRE	Before approval of Exhibit "A"	Review and approval required	Condition was deleted. 4 hour wall requirement remained. The wall is tilted up at this time.
3	Provide two on-site hydrants a minimum of 50 feet away y from the drip line as detailed on approved plot plan.		Project Applicant	Provide two fire hydrants	FIRE	Before approval of Exhibit "A"	Review and approval required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. The underground fire line construction is 10% complete at this time.
4	Provide a Fire Department sprinkler connection at a minimum of 50 feet from the drip line.		Project Applicant	provide sprinkler connection min 50ft from drip line	FIRE	Before approval of Exhibit "A"	Review and approval required	Fire overhead sprinkler plans have been submitted on 4/21/10. The underground fire lines have been approved on 4/14/10. The submitted plans show the FDC locations to be a minimum 50 feet from the drip line. There is no overhead fire protection system construction taking place at this time.
5	Provide smoke vents in buildings located north of proposed project numbered 3A through 3H.		Project Applicant	provide smoke vents in bldgs 3A-3H	FIRE	Before approval of Exhibit "A"	Review and approval required	Building plans approved by the Fire Department on 09/11/07 indicate smoke vents in Building 3. There is no smoke and heat vent installation taking place at this time.

FIRE = Los Angeles County Fire Department  
CRWQCB = California Regional Water Quality Control Board  
DHS = Los Angeles County Department of Health Services  
DPW = Los Angeles County Department of Public Works  
DRP = Los Angeles County Department of Regional Planning  
DTSC = Los Angeles County County Department of Toxic Substance Control  
NPDES = National Pollution Discharge Elimination System





# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



June 21, 2010

Richard J. Bruckner  
Director

To: Supervisor Gloria Molina, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: Richard J. Bruckner  
Director

**SUBJECT: STATUS REPORT #8  
CONDITIONAL USE PERMIT (CUP) 01-198- (1)  
MONTHLY MONITORING PROGRAM  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board of Supervisors directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report on the development, implementation and compliance with the conditions of approval for Conditional Use Permit (CUP) 01-198-(1) and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor the conditions approved by the Regional Planning Commission. This CUP authorizes the use of the subject property, located at 2320 Peck Road in the unincorporated Whittier Narrows community, for the construction, operation, and maintenance of an industrial park. This status report, which serves as the Corrective Action Plan, is the ongoing collaborative effort of all agencies involved in the monitoring of the conditions of approval for Conditional Use Permit 01-198-(1), as requested by the Board of Supervisors.

The Department of Regional Planning (DRP) is the lead project coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the May 2010 time period by the Department of Regional Planning, the Fire Department, the Department of Public Works and the Department of Public Health. We have also included two Attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix used to monitor the project.

**Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461

David Muñoz, Principal Regional Planning Assistant, [dmunoz@planning.lacounty.gov](mailto:dmunoz@planning.lacounty.gov), (213) 974-6484

The Department of Regional Planning, Impact Analysis Section and Zoning Enforcement Section II conducted field inspections of the subject property on May 5<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, 24<sup>th</sup>, 25<sup>th</sup>, 26<sup>th</sup>, and 27<sup>th</sup>. The following was observed on the site:

- Conditions monitored by Regional Planning are currently in substantial compliance.
- Watering of the soil observed onsite preventing dust.
- Low levels of noise heard from onsite construction equipment.
- Construction equipment parked away from residential area.
- Building wall panels have been completely erected on both Building #3 and #4.
- Construction of the roof has begun on Building #3
- Construction of the roof is near completion on Building #4.

**Los Angeles County Fire Department, Fire Prevention East Industry**

Guy Melker, Captain, [GMelker@fire.lacounty.gov](mailto:GMelker@fire.lacounty.gov), (626) 336-6950

Ruben Barriga, Inspector, [Rbarriga@fire.lacounty.gov](mailto:Rbarriga@fire.lacounty.gov), (626) 336-6950

The Fire Department completed a field inspection of the subject project at 11:00 am., Wednesday, May 26, 2010. Listed below are the observations resulting from the inspection.

- The concrete walls for Building #4 are tilted up, and approximately 90% of the roof structure is completed.
- The concrete walls for Building #3 are approximately 100 % tilted up. No roof structure at this time.
- The underground fire line is being installed on the site. Approximately 80% is completed, inspected and flushed.
- The site is secure with a fence surrounding the proposed development.
- Overhead sprinkler installation had begun in Building #4, as noted on 5/19/10, without approved plans. Lindley Fire Protection, Gary Marquez (site superintendent), was asked to cease sprinkler installation until approved plans were provided.

The underground fire lines for the fire sprinkler supply and on-site hydrants have been submitted and approved on 4/14/10. The overhead fire sprinkler plans for both buildings #3 and #4 have been submitted for review on 4/21/10 and copies have not been received by this office, indicating that they may not be approved by the Engineering section, as yet. The FDC, Fire Department Connection has not been installed at this time.

The sprinkler monitoring plans (fire alarm systems) have been submitted and approved for buildings #3 and #4 on 2/16/10.

**Los Angeles County Department of Public Works, Land Development Division**

Steve Burger, Assistant Division Engineer, [SBurger@dpw.lacounty.gov](mailto:SBurger@dpw.lacounty.gov) , (626) 458-4943

Since the last report, the following activities have been completed by the applicant:

**Building 1:** Existing.

**Building 2:** Existing.

**Building 3:**

- All perimeter walls have been lifted.
- 50% of the roof assembly has been completed.

**Building 4:**

- All roof framing has been completed and roof sheathing approved.

**For Construction Division:**

No change. The offsite permit is still open, and pending the offsite improvement plans approved.

**Land Development Division:**

No street improvements or road dedication have been submitted.

**For Traffic & Lighting Division**

Public Works' Traffic & Lighting Division, Street Lighting Section, contacted the owner regarding the street lighting requirement on Peck Road. The City of Industry has signed off on the offsite improvements within City's jurisdiction, but the street lights on Peck Road is within the County's jurisdiction and the requirements to install street lights are still warranted.

No street lighting plans or annexations process have been submitted.

**Los Angeles County Department of Public Health, Environmental Hygiene**

Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436

Cole Landowski, Head, [clandowski@ph.lacounty.gov](mailto:clandowski@ph.lacounty.gov) (626) 430- 5440

- The County of Los Angeles Department of Public Health, Environmental Hygiene Program has re-inspected the above site on several occasions during the month of May.

- The re-inspections were conducted on May 5<sup>th</sup>, 14<sup>th</sup>, 19<sup>th</sup>, and 26<sup>th</sup>.
- To date the gates and sound blankets have not been installed.

We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

RJB:AG:dam

c: Executive Officer

County Counsel, Andrea Sheridan Ordin

Chief Executive Officer, Attn. Brence Culp

Fire Department, Attn. Guy Melker

Department of Public Works, Attn. Steve Burger

Department of Public Health, Attn. Francis Pierce

Attachments:

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)

Attachment II- Corrective Action Matrix- Master Attachment II (Matrix document)













Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (May 2010)
1	This grant authorizes the use of the subject property for the construction, operation, and maintenance of an industrial park as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.		DRP	Comply with Exhibit A	DRP	Subject to Acceptance of Affidavit	Informational	
2	Unless otherwise apparent from the context the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.		DRP	No action required	DRP	Informational	Informational	
3	This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 12, 22c and 22k.		DRP	File and record Affidavit to accept conditions of approval	DRP	Prior to use of the CUP	Y	Compliance
4	To the extent permitted by law, the permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.		DRP	No action required	DRP	In the event of any claim, action or proceeding against the County	Y	
5	In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;		DRP	Deposit \$5,000 with the County to defray expenses if litigation occurs	DRP	Within 10 days of any action, claim, or proceeding	Y	
		a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.	DRP	Make supplemental deposits if required	DRP	Any time during litigation where actual costs incurred reach 80% of the initial deposit	Y	
		b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.	DRP	Deposits may exceed the minimum amount	DRP	At the permittee's discretion	Y	
6	This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.		DRP	The permit must be "used" within 2 years	DRP	Within two years from the date of approval	Y	
7	If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.		DRP	Permit must be in compliance with the Conditions of Approval	ALL	At any time	Y	
8	Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.		DRP	Permittee shall record the terms and conditions with the County Recorder	DRP	Prior to the use of this grant. Prior to transfer or lease of the property.	Y	Compliance
9	Upon written application of the permittee made no less than six (6) months prior to November 30, 2035, the term of this grant shall be extended by the Regional Planning Commission for a period not to exceed twenty (20) years, as provided herein below. The Commission shall grant such extensions unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with applicable laws and regulations. If either of the foregoing findings is made by the Commission, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.		DRP	Upon written application by the permittee made 6 months prior to November 30, 2035 this grant may be extended for a period not to exceed 20 years.	DRP	6 months prior to November 30, 2035	Informational	
10	The subject property shall be maintained and operated in full compliance with the conditions of this grant and any local statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3,750.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for biannual (two per year) inspections for the first five (5) years of the grant, and fifteen (15) inspections to be conducted every year for the remaining years of the grant. Inspections shall be unannounced.	If additional inspections are required to ensure compliance with the conditions of this grant or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for additional inspections and for any enforcement efforts reasonably necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence with the site plan on file. The amount charged for additional inspection shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.	DRP	Deposit \$3,750 for the cost of inspections/ biannual inspections for the first five years- fifteen annual inspections for the remainder of the grant.	ALL	Life of the grant	Y	Compliance
11	Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing and giving notice thereof to permittee, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.		DRP	Revocation or modification of this grant may be conducted if the permit is not in compliance.	DRP	Life of the grant	Ongoing	
12	The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.		DRP	The permittee must pay the Fish and Game fee of \$1,275.00	DRP	In connection with the filing and posting of a Notice of Determination	Y; See mitigation monitoring program	Compliance
13	Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.		FIRE	Permittee shall contact the Fire Forester and Warden to protect from fire hazard	DRP	Upon approval of this grant	Y; See mitigation monitoring program	Fire and Life-Safety Building Plans were approved by the Fire Department on 09/11/07.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (May 2010)
14	All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.		DRP	The permittee must comply with the Zoning Ordinance and Conditions of Approval	DRP	Life of the grant	Inspection required	Substantial compliance
15	The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department as permitted by law.		HEALTH SERVICES	The property shall be in compliance with DHS.	DRP	Life of the grant	Inspection required	Upon Completion
16	All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.		PUBLIC WORKS	All Buildings shall be in compliance with Building and Safety	B&S	Life of the grant	Inspection required	Upon Completion
17	All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.		DRP	No graffiti shall be present onsite	DRP	Life of the grant	Inspection required	Substantial compliance
18	In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of adjacent surfaces. The only exceptions shall be seasonal decoration inspections shall be made as provided in Condition No. 10 to ensure compliance with this conditions, including any additional inspections as may be necessary to ensure such compliance.		DRP	Graffiti shall be removed within 24 hours	DRP	Life of the grant	Inspection required	Substantial compliance
19	Within (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" page 1 of 3, as presented at the public hearing that clearly depicts all required project changes. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.		DRP	The permittee shall submit three copies of the approved Exhibit "A"	DRP	Within 60 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
20	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review approval three copies of a landscape plan, which may be incorporated into the Revised Exhibit "A" described in Condition No. 19. The landscaping shall be "enhanced" along the perimeter of the site. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary for the life of this grant.		DRP	The permittee shall submit three copies of the approved landscape plan	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
21	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of signage program for the industrial park that is in conformance with Part 10 of Section 22.52 of the County Code. All proposed signs on the property shall not be installed until a Revised Exhibit "A" is approved for each proposed sign. No billboards are permitted on the subject property.		DRP	The permittee shall submit three copies of a signage program	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
22	The construction and operation of the proposed use shall be further subject to all of the following restrictions:							
		a. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust;	DRP	The site shall be watered during the construction period	DRP	During the construction period	Inspection required	Substantial compliance
		b. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be onsite and restricted to areas buffered from residences located to the south and east of the subject property;	DRP	Construction activity shall be limited to 7a.m. to 6 p.m. Monday through Friday.	DRP	During the construction period	Inspection required	Substantial compliance
		c. During the construction period, the project site will be monitored by the Department of Regional Planning Zoning Enforcement Section for a period of 10 hours every 2 weeks. The permittee shall be financially responsible and shall deposit the sum of \$2,000 with the Department of Regional Planning within 30 days of permit approval in order to defray these monitoring costs. If additional inspections are required during the construction period, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections.	DRP	Site shall be monitored for 10 hours every two weeks by Zoning Enforcement	DRP	During the construction period	Inspection required	Substantial compliance
		d. The applicant shall provide to the Director of Regional Planning a copy of the Covenant and Agreement with the Los Angeles City Council that authorizes the applicant to construct a sound wall on the existing City of Los Angeles Department of Water and Power (DWP) easement on the subject property. This covenant shall be provided prior to the approval of the Revised Exhibit "A."	DRP	The applicant shall provide a copy of the Covenant and Agreement from DWP to DRP.	DRP	Prior to the approval of the Revised Exhibit "A"	Prior to use of the CUP	Substantial compliance
		e. A minimum of 181 on-site parking spaces shall be continually maintained. The applicant's site plan depicts 238 parking spaces, (although they are not required), 40 percent of which may be compact, including seven (7) handicapped van-accessible. Loading spaces shall be provided as depicted on the approved Revised Exhibit "A".	DRP	A minimum of 181 parking spaces shall be maintained onsite	DRP	Life of the grant	Inspection required	Upon Completion
		f. The required parking spaces shall be continually available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;	DRP	Required parking shall be for parking only, no storage, repair, etc.	DRP	Life of the grant	Inspection required	Upon completion



Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (May 2010)
		g. Outside storage of materials or inoperable vehicles is prohibited on the property;	DRP	Outside storage and inoperable vehicles prohibited	DRP	Life of the grant	Inspection required	Substantial compliance
		h. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berm, compatible structures or walls, or a combination of both of these;	DRP	Trash containers shall be covered and screened	DRP	Life of the grant	Inspection required	Substantial compliance
		i. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. The primary parking lot lighting shall be turned off no later than 7:30 pm. A motion activated security lighting system is permitted and may remain on through the night. The permittee shall submit for approval three copies of a lighting plan, which may be incorporated into a Revised Exhibit "A" described in Condition 19 to the Director of Planning within sixty days of the effective date if this grant. The lighting plan shall show the locations, types, and heights of all proposed pole and wall mounted lighting.	DRP	All lighting shall be shielded and directed away from residences/lighting shall be turned off at 7:30p	DRP	Upon completion	Inspection required	Upon Completion
		j. The permittee shall provide appropriate low level lighting along all pedestrian walkways leading to and from the parking lot;	DRP	provide low level lighting along pedestrian walkways	DRP	Upon completion	Inspection required	Upon Completion
		k. The height of the industrial buildings shall not exceed 35' above finished grade;	DRP	height of buildings shall not exceed 35'	DRP	Upon completion	Inspection required	Upon Completion
		l. Operating hours are restricted to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday except occupants shall have access at all times. All deliveries to the subject property shall also be within operating hours.;	DRP	Operating hours /Delivery hours limited to Monday through Friday 7a.m. to 7 p.m.	DRP	Upon completion	Inspection required	Upon Completion
		m. The tenants of the buildings shall not store or use hazardous materials;	DRP	No hazardous materials stored on the premises	DRP	Upon completion	Inspection required	Upon Completion
		n. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated March 28, 2002, or as otherwise required by said Department;	PUBLIC WORKS	The permittee shall comply with DPW letter dated March 28, 2002.	DPW/DRP	Life of the grant	See letter below	Street Improvement Plans have not been submitted
		o. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandums dated April 20, 2005 and October 12, 2005, unless modified by this permit:	FIRE	The permittee shall comply with the Fire Department memos dated April 20, 2005 and October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP. There is no building or fire protection system construction taking place at this time.
		p. The permittee shall comply with all mitigating issues set forth in the attached County of Los Angeles Fire Department memorandum dated October 12, 2005, in specific the following, unless otherwise modified by this grant;	FIRE	The permittee shall comply with the Fire Department memo dated October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	All mitigating measures are shown on the building plans approved by the Fire Department on 09/11/07. There is no building or fire protection system construction taking place at this time.
		i. Provide 4-hour separation walls between:	FIRE	The permittee shall provide fire walls at the specified locations	FIRE	Upon completion	Inspection required	
		a. Buildings 3B/3C	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3B/3C. The walls have been tilted up at this time.
		b. Buildings 3D/3E	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E. The walls have been tilted up at this time.
		c. Buildings 3F/3G	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3F/3G. The walls have been tilted up at this time.
		ii. Provide two on-site hydrants a minimum of 50 feet away from the drip line as detailed on approved plot plan.	FIRE		FIRE	Upon completion	Inspection required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. The underground fire line is approximately 80% complete at this time.
		iii. Provide a Fire Department sprinkler connection at minimum of 50 feet from the drip line.	FIRE		FIRE	Upon completion	Inspection required	Fire sprinkler plans have been submitted. Installation had begun prior to 5/19/10 without plan approval. Required to cease installation until approved plans provided. Site Superintendent advised during inspection on 5/26/10.
		q. The permittee shall install automatic smoke vents in Building No. 4, and any other building as determined necessary by the Fire Department and/ or the Building Department;	FIRE	The permittee shall install smoke vents	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate smoke vents in buildings 3 and 4. The roof structure is being constructed for building #4. Roof structure 90% complete. No smoke and heat vents have been installed at this time.
		r. All exterior walls of Buildings No. 3 and No.4 shall be 4-hour rated, realize the front elevations of both buildings contain doorways, truck doorways, and pull-in doorways;	FIRE	The permittee shall ensure that the exterior walls are 4-hour rated	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate 4 hour exterior walls. The walls have been tilted up for building #4, and are now 100% tilted up for building #3 at this time.
		s. The applicant shall review the site plan to determine if a 26-foot wide fire access lane can be placed north of the transmission lines. The applicant shall revise the site plan to depict the fire access lane. If the fire access lane cannot be placed at that location the applicant shall provide for approval a letter to the Director of Planning an explanation of why the additional fire access lane cannot be provided. This revision or response shall be approved prior to the approval of the Exhibit "A";	DRP/FIRE	The applicant shall review the site plan to determine if a fire access lane can be placed north of the transmission lines	FIRE /DRP	Prior to approval of Exhibit "A"	Y; See mitigation monitoring program	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (May 2010)
		t. The applicant shall provide for approval a letter to the Director of Planning explaining a secondary or back-up sprinkler system that will be provided on the site in case the primary sprinkler system fails. This system must be approved prior to the approval of the Exhibit "A";	DRP/FIRE	The applicant shall provide an approval letter explaining a back-up sprinkler system	FIRE/DRP	Prior to approval of Exhibit "A"	Y	No backup fire sprinkler was required. There are no fire protection system plans submitted at this time.
		v. The permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program;	DRP	The permittee shall provide \$3,000 dollars for inspection related to the MMP	DRP	Prior to use of the CUP	Y	Substantial compliance
		w. Prior to the issuance of grading/building permit, whichever occurs first, the applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works, and the California Department of Toxic Substance Control . If soil contamination is found, the applicant shall perform remediation to the full satisfaction of the above mentioned agencies;	DRP/Public Works/Health Services	The applicant shall submit a Phase I environmental assessment report	CRWQCB/DHS/DPW/DTSC	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete - see file MMP 01-198 in Impact Analysis Section
		x. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, the applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight;	DRP	The applicant shall contact DPW and TSC if soil contamination is suspected	DPW/DTSC	During the construction period	See file No. CUP 01-198	Ongoing - Monitoring
		y. The applicant shall hold community meetings once a year for the first five years of this grant. Residents within 500' of the subject property and the local homeowners association that can easily be identified shall be notified. Sign-in sheets and minutes shall be forwarded to the Department of Regional Planning;	DRP	The applicant shall hold annual community meetings first five years	DRP	Monitor for first five years of Permit	incomplete	
		z. The manufacturing uses may only be established within the units so noted on the approved Revised Exhibit "A";	DRP	Manufacturing uses limited to designated units	DRP	Life of the grant	Inspection required	Upon Completion
		aa. Warehousing and manufacturing uses are limited to those permitted in the M-1 1/2 zone;	DRP	Uses limited to those in M-1 1/2 zone	DRP	Life of the grant	Inspection required	Upon Completion
		bb. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.	DRP	Maintain current contact information at all times	DRP	Life of the grant	See file No. CUP 01-198	Substantial compliance
	Project Mitigation Measures Due to Environmental Evaluation		Responsible Agency or Party	Action Required	Monitoring agency or Party	Timing	Compliance	
1	Applicant shall submit a detailed liquefaction analyses to the satisfaction and approval of the DPW.		Project Applicant	Submittal and approval of a detailed liquefaction analyses	DPW	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete see file MMP 01-198 in Impact Analysis Section
2	If during construction of the project, soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted and which government agency will provide regulatory oversight.		Project Applicant/ Construction Manager	Stop work if soil contamination is suspected	DTSC/DPW	During construction	Notification requested/Inspection required	On-going monitoring
3	Applicant shall comply with all requirements of the drainage concept that was approved on July 15, 2002.		Project Applicant	Comply with all requirements of the drainage concept	DPW	Prior to issuance of grading permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
4	Applicant shall construct a screen wall separating the project from the single-family residences to the south of the project site to the satisfaction of the Department of Health Services.		Project Applicant	Construct a sound wall	DHS	Prior to issuance of certificate of occupancy	Inspection required	Not complete-verified during site visits. Sound Wall has been completed, Gates and sound blankets are not installed
5	No outdoor public address system and no outdoor mechanical trash compacter shall be installed on site.		Project applicant	No installation of outdoor public address system or outdoor mechanical trash compacter	DHS	During the entire lifetime of project	Inspection required	On-going monitoring
6	There shall be at least a 80' setback on the rooftops bordering residential areas where no equipments or structures shall be placed.		Project applicant	equipments/structures shall be placed	DRP	During the entire lifetime of project	Inspection required	On-going monitoring
7	Applicant shall maintain equipment and vehicle engines in good condition and proper tune as per manufacturers' specifications.		Project applicant	Maintain equipment in good condition	DRP/ Field Verification	During construction	Inspection required	On-going monitoring
8	Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works. The BMP shall be reviewed and approved by DPW prior to the issuance of a building permit.		Project applicant	Acquire NPDES permit	CRWQCB/DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (May 2010)
9	Applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works and the California Department of Toxic Substance Control. If soil contamination is found, applicant shall perform remediation to the full satisfaction of the above-mentioned agencies.		Project Applicant	Submit Phase I environmental assessment report	CRWQCB/DHS/ DPW/CDTSC	Prior to issuance of grading/building permit whichever comes first	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
10	Applicant shall combine the two north driveways on Peck Road to provide full access to the satisfaction of DPW		Project Applicant	Combine the two north driveways on Peck road	DPW	prior to issuance of grading/building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
11	Applicant shall submit a detailed striping plan and a revised site plan showing the internal circulation and the required improvements to the satisfaction and approval from the DPW		Project Applicant	Submit a detailed striping plan and a revised site plan	DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
12	Applicant shall pay their Equitable Share for traffic mitigation in the amount of \$79,377 to the California Department of Transportation (Caltrans)		Project Applicant	Pay Equitable Share for traffic mitigation	Caltrans	Prior to issuance of a building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
13	Applicant shall demonstrate to the satisfaction of Environmental Health section of the Department of Health Services that adequate public water service and public sanitary sewer are provided		Project Applicant	Submit all required information to DHS to their satisfaction and approval	DHS	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
14	Applicant shall implement a recycling program by providing adequate waste storage area for the collection/storage of recyclables and green waste material during the entire lifetime of the project		Project Applicant	Implement a recycling program	DPW	During entire lifetime of project	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
15	All street lights installed along the street frontage of a development shall be annexed into the appropriate Los Angeles County Lighting Maintenance District. Applicant shall execute and approve a separate petition for annexation into a Los Angeles County Lighting District upon written request by the City of Industry		Project Applicant	Annex street lights along street frontage into the appropriate Los Angeles County Lighting Maintenance District	City Of Industry	Prior to issuance of the building permit or upon written request by the City of Industry	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
16	Applicant shall obtain an Industrial Waste Permit from the City Engineer as required by the City of Industry Conditions.		Project Applicant	Obtain Industrial Waste Permit	DPW	Prior to issuance of the building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
17	Prior to approval of certificate of occupancy, applicant shall record a covenant to hold property as one parcel with the County Clerk		Project Applicant	Record a covenant to hold property as one parcel with the County Clerk	City Of Industry /DRP	Prior to approval of certificate of occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
18	Applicant shall submit a landscape plan to be reviewed and approved by DRP and the City of Industry engineer		Project Applicant	Submit a landscape plan	DRP/City of Industry	Prior to issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
19	Trucks hauling dirt, sand, gravel or soil shall be covered or shall maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code		Project Applicant	Follow the requirements of section 23114 of the California vehicle Code / Field verification	Construction Manager/DRP	During construction	Inspection required	On-going monitoring
20	Applicant shall pave parking areas and construction access roads to the main roads to avoid dirt being carried on to the highway		Project Applicant	Pave parking areas and construction access roads	Construction Manager/DRP	During construction	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
21	Only light colored roof materials shall be used to deflect heat		Project Applicant	Use light colored roof materials/ Field verification	Construction Manager/DRP	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
22	Contractor shall use architectural coatings that have a volatile organic compound (VOC) content of 100 g/l or less. If coating with a higher VOC content is used such as for painting doors, the amount of coating used per day shall be limited to that amount which will result in an emission rate that is less than 75 lbs. Only high-volume, low-pressure (HVLP) spray guns shall be used for architectural coating.		Project Applicant	Use architectural coating with VOC of content of 100 g/l or less	Construction Manager	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
County of Los Angeles; Department of Public Works Letter Dated March 28, 2002								
1	Dedicate vehicular access rights on Pellissier Road.		Project Applicant	Dedicate access rights on Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
2	Repair any broken or damaged curb, gutter, and pavement on Pellissier Road.		Project Applicant	Repair Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
3	Plant street trees on Pellissier Road to the satisfaction of Public Works.		Project Applicant	Plant street trees near Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
4	Comply with the traffic mitigation measures as identified in the attached March 18, 2002 letter from our Traffic and Lighting Division to the satisfaction of Public Works.		Project Applicant	Comply with Traffic Mitigation Measures	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Completed
5	Install street lights on Peck Road, Rooks Road, and Kella Avenue to the satisfaction of the City of Industry.		Project Applicant		DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Coordinating with City of Industry
6	Comply with following street lighting requirements to the satisfaction of Public Works:		Project Applicant	Comply with street lighting requirements	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted but annesation has not been requested
	<ul style="list-style-type: none"><li>Provide street lights on concrete poles with underground wiring on Pellissier Road. Street lighting plans must be approved by the Street Lighting Section.</li></ul>		Project Applicant	Provide street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted Dec 09

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (May 2010)
	<ul style="list-style-type: none"><li>The proposed project or portions of the proposed project, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$9,000. The applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor the levy assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.</li></ul>		Project Applicant	Install street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Fee paid - 9000 dollars. Applicant has not procesed the annexation and balloting
		(1) Request the Street Lighting section to commence annexation and levy of assessment proceedings.	Project Applicant	Request annexation and assessment	DPW	Prior to Occupancy	Verification required	Applicant has not made the request
		(2) Provide Business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number (s) and Parcel boundaries in either Micro station or AutoCAD format of territory to be developed to the Street Lighting Section.	Project Applicant	Provide information to Street Lighting Section	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
		(3) Submit a map of the proposed project including roadways conditioned for street lights that are outside of the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 300-4726.	Project Applicant	Submit a map of the proposed project area	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
	For acceptance of street light transfer billing, all street lights in the development, or current phase of the development must be constructed according to Public Works approved plans and energized for a least one year as of July 1 of the current year.		Project Applicant	Construct street lights according to approved plans	DPW	Prior to Occupancy	Verification required	Pending approval of Street Light Plans
7	The applicant shall construct or enter into secured agreement with the County of Los Angeles Department of Public Works to construct the aforementioned improvements prior to the issuance of a building permit or this permit shall be subject to revocation		Project Applicant	The applicant shall enter into an agreement with DPW to construct the improvements	DPW	Prior to issuance of a building permit	Inspection required	Agreement to improve has been executed
County of Los Angeles; Fire Department Letter Dated April 20, 2005								
1	The required fire flow for this development is 3750 gallons per minute 3 hours. The main in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.		Project Applicant	Fire Flow requirements	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	A water availability form indicating compliance with the 3750 gpm is in the Fire Department approved file
2	Install 2 on-site and verify 1 6x 4x 2 ½ public fire hydrant on Peck Road near driveway entrance, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire Hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.		Project Applicant	Install 2 Fire hydrants	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The underground fire line plans have been submitted and approved on 4/14/10. The construction of the underground fire line is approximately 80% completed at this time. The approved plans show the new on-site hydrants 50 feet away from the drip line.
3	Due to the special access circumstance, the following conditions will apply to the construction of the proposed development.		Project Applicant		FIRE	Prior to issuance of a Certificate of Occupancy	See below:	
		A. All structures shall be fully fire sprinklered in accordance with the NFPA 13, Fire sprinkler plans shall be submitted to the Los Angeles County Fire Department Fire Prevention Engineering unit for review and approval prior to installation.	Project Applicant	All structures shall be fire sprinklered	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire sprinkler plans have been submitted for buildings #3 and #4 on 4/21/10. Installation of sprinklers begun prior to 5/19/10 without approved plans. Required to cease installation until approved plans provided.
		B. Building 4, shall provide 4 hour separation wall between units 4B and 4C. No openings shall be allowed in said wall. Said walls shall be constructed in compliance with the Uniform Building Code Section 504.6.4. Additionally, one hour separation walls shall be provided between units 4A and 4B, 4C and 4D. Said walls shall be in compliance with the U.B.C.	Project Applicant	four-hour separation wall in Building 4	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Building plans approved by the Fire Department on 09/11/07 indictes a 4 hour wall between Building 4A/4B/4C. The walls are tilted up at this time.
		C. Building 3 requires that a one-hour area separation wall shall be installed between each unit as indicated on the submittal site plan. Additionally the rear wall of said structure shall be rated at 4- hours, no openings allowed. Wall construction shall be in compliance with the UBC.	Project Applicant	one-hour separation wall in Building 3	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Condition was modified. Approved plans indicate 4 hour walls between units 3B/3C1, 3C3/3D, 3F/3G1. This matches Exhibit "A" approved by DRP. Additionally the rear wall of the structure is shown to be 4- hours, with no openings. All walls have been tilted up at this time.
4	The required fire flow for the on-site fire hydrants is 2500 gallons per minute for 2 hour duration. See the attached photo copy for specific location to obtain an actual stamped drawing please submit site plans to our office.		Project Applicant	Required fire flow for on-site fire hydrants 2500 g/min for 2 hours	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The required fire flow and fire hydrant location were approved on 09 11 07. The underground fire line plans have been approved on 4/14/10. There is construction of the underground fire lines at the north end of the site at this time, approximately 80% complete.
5	The maximum building height for the proposed structure shall not exceed 35' in height.		Project Applicant	Maximum bldg height 35'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The approved plans indicate building height of less than 35 feet. The walls have been tilted up for building #4 and 90% of roof structure is completed. 100% of the walls for building #3 have been tilted up at this time.
6	Provide 26' of vehicular access to within 150' of all portions of the exterior walls. Access shall be cross hatched on the plans to clearly delineate its location. Exception: the rear wall of Building 3 shall be 4 hrs rating in lieu of vehicular access. Said access shall be outside of the power lines drip zone.		Project Applicant	Provide 26' vehicular access to w/in 150'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire Department vehicular access approved on 09 11 07.
		A. Clearly depict the width of the DWP easement	Project Applicant	Depict DWP easement	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan.
		B. Delineate the clear distance between the drip line and the required access.	Project Applicant	delineate clear distance between drip line and access	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan
		C. Provide a copy of the reciprocal access easements between the adjacent lots for access to Building 4, said document shall be submitted to Fire Prevention Engineering for review and approval prior to recordation and prior to the clearance for building permit	Project Applicant	Provide a copy of reciprocal access agreements	FIRE	Before approval of Exhibit "A"	Review and approval required	Dedicated easement shown on the 09 11 07 approved site plan.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (May 2010)
		D. Clearly depict the locations of the outward most transmission lines within the DWP easement.	Project Applicant	Show access locations of the transmission lines	FIRE	Before approval of Exhibit "A"	Review and approval required	
	County of Los Angeles; Fire Department Letter Dated October 12, 2005							
1	Provide four-hour separation walls between:		Project Applicant	Provide four-hour separation walls	FIRE	Before approval of Exhibit "A"	Review and approval required	
		a. Buildings 3B/3C						Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3B/3C. The wall is 100% completed at this time.
		b. Buildings 3D/E						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E.The wall is tilted up at this time.
		c. Buildings 3F/3G						Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3F/3G.The wall is tilted up at this time
2	Delete the four-hour separation wall north of the project and adjacent to the property line and construct per the Building Code.		Project Applicant	delete four-hour separation at north/construct per building code	FIRE	Before approval of Exhibit "A"	Review and approval required	Condition was deleted. 4 hour wall requirement remained. The wall is tilted up at this time.
3	Provide two on-site hydrants a minimum of 50 feet away y from the drip line as detailed on approved plot plan.		Project Applicant	Provide two fire hydrants	FIRE	Before approval of Exhibit "A"	Review and approval required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line.The underground fire line construction is 80% complete at this time.
4	Provide a Fire Department sprinkler connection at a minimum of 50 feet from the drip line.		Project Applicant	provide sprinkler connection min 50ft from drip line	FIRE	Before approval of Exhibit "A"	Review and approval required	Fire overhead sprinkler plans have been submitted on 4/21/10. The underground fire lines have been approved on 4/14/10. The submitted plans show the FDC locations to be a minimum 50 feet from the drip line. The installation for the FDC has not occurred at this time.
5	Provide smoke vents in buildings located north of proposed project numbered 3A through 3H.		Project Applicant	provide smoke vents in bldgs 3A-3H	FIRE	Before approval of Exhibit "A"	Review and approval required	Building plans approved by the Fire Department on 09/11/07 indicte smoke vents in Building 3. There is no smoke and heat vent installation taking place at this time.

FIRE = Los Angeles County Fire Department  
CRWQCB = California Regional Water Quality Control Board  
DHS = Los Angeles County Department of Health Services  
DPW = Los Angeles County Department of Public Works  
DRP = Los Angeles County Department of Regional Planning  
DTSC = Los Angeles County County Department of Toxic Substance Control  
NPDES = National Pollution Discharge Elimination System





# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

July 22, 2010

To: Supervisor Gloria Molina, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: Richard J. Bruckner  
Director

**SUBJECT: STATUS REPORT #9  
CONDITIONAL USE PERMIT (CUP) 01-198- (1)  
MONTHLY MONITORING PROGRAM  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board of Supervisors directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report on the development, implementation and compliance with the conditions of approval for Conditional Use Permit (CUP) 01-198-(1) and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor the conditions approved by the Regional Planning Commission. This CUP authorizes the use of the subject property, located at 2320 Peck Road in the unincorporated Whittier Narrows community, for the construction, operation, and maintenance of an industrial park. This status report, which serves as the Corrective Action Plan, is the ongoing collaborative effort of all agencies involved in the monitoring of the conditions of approval for Conditional Use Permit 01-198-(1), as requested by the Board of Supervisors.

The Department of Regional Planning (DRP) is the lead project coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the June 2010 time period by the Department of Regional Planning, the Fire Department, the Department of Public Works and the Department of Public Health. We have also included two Attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix used to monitor the project.

**Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461

David Muñoz, Principal Regional Planning Assistant, [dmunoz@planning.lacounty.gov](mailto:dmunoz@planning.lacounty.gov), (213) 974-6484

The Department of Regional Planning, Impact Analysis Section and Zoning Enforcement Section II conducted field inspections of the subject property on June 2<sup>nd</sup>, 3<sup>rd</sup>, 9<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup>, and 21<sup>st</sup>. The following was observed on the site:

- Conditions monitored by Regional Planning are currently in substantial compliance.
- Watering of the soil observed onsite preventing dust.
- Low levels of noise heard from onsite construction equipment.
- Construction equipment parked away from residential area.
- Building wall panels have been completely erected on both Building #3 and #4.
- Painting of the outer walls is nearly complete on both Building #3 and #4
- Work continues on the interior of both Building #3 and #4.

**Los Angeles County Fire Department, Fire Prevention East Industry**

Guy Melker, Captain, [GMelker@fire.lacounty.gov](mailto:GMelker@fire.lacounty.gov), (626) 336-6950

Ruben Barriga, Inspector, [Rbarriga@fire.lacounty.gov](mailto:Rbarriga@fire.lacounty.gov), (626) 336-6950

The Fire Department completed a field inspection of the subject project at 11:00 am., Wednesday, June 9, 2010 and Friday, June 11, 2010. Listed below are the observations resulting from the inspection.

- The concrete walls for Building #4 are tilted up, and approximately 90% of the roof structure is completed.
- The concrete walls for Building #3 for approximately 100 % tilted up. No roof structure at this time.
- The underground fire line has been installed on the site. It is 100% completed, inspected, and flushed.
- The site is secure with a fence surrounding the proposed development.
- Overhead sprinkler installation had begun in Building #4, as noted on 5/19/10, without approved plans. Lindley Fire Protection, Gary Marquez (site superintendent), was asked to cease sprinkler installation until approved plans were provided.

The underground fire lines for the fire sprinkler supply and on-site hydrants have been submitted and approved on 4/14/10. The overhead fire sprinkler plans for both buildings #3 and #4 have been submitted for review on 4/21/10 and have been reviewed. No copies have been received by this office, as of July 6, 2010.

The sprinkler monitoring plans (fire alarm systems) have been submitted and approved for buildings #3 and #4 on 2/16/10.

**Los Angeles County Department of Public Works, Land Development Division**  
Steve Burger, Assistant Division Engineer, [SBurger@dpw.lacounty.gov](mailto:SBurger@dpw.lacounty.gov) , (626) 458-4943

Since the last report, the following activities have been completed by the applicant:

**Building & Safety Division:**

**Building 1:** Existing.

**Building 2:** Existing.

**Building 3:**

- Rough framing, electrical, mechanical and plumbing system is 40% completed.
- Roof system is 50% completed, however, the roof sheathing has been completed

**Building 4:**

- All rough framing, electrical, mechanical and plumbing system has been approved.
- Roof is 100% completed.

**Construction Division:**

No change. The offsite permit is still open, and pending the approval of the revised offsite improvement plan.

**Land Development Division:**

Our Road and Grading Section has agreed to proceed with revising the approved street improvement plan to include the street trees and repair and replace any damaged curb, gutter, and pavement to the frontage of Pellissier Road. Applicant will also be submitting revised street improvement plans along with the revision plan checking fee and the processing fee to dedicate the vehicular access rights on Pellissier Road.

**City of Industry (Street Lights):**

The street lights requirement for Rooks Rd. and Kella Ave. have been completed (Corrective Action Matrix Line 88).

**Traffic & Lighting Division:**

Discussion with the applicant is still occurring regarding the street lights. The conditions require installation of street lights on Peck Road, and the developer is examining his options in this regard.

**Los Angeles County Department of Public Health, Environmental Hygiene**

Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436

Cole Landowski, Head, [clandowski@ph.lacounty.gov](mailto:clandowski@ph.lacounty.gov) (626) 430- 5440

- The County of Los Angeles Department of Public Health, Environmental Hygiene Program has re-inspected the above site on several occasions during the month of June. The re-inspections were conducted on June 1<sup>st</sup>, 4<sup>th</sup>, 11<sup>th</sup> and 24<sup>th</sup>.
- To date the gates and sound blankets have not been installed.

We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

RJB:AG:dam

c: Executive Officer

County Counsel, Andrea Sheridan Ordin

Chief Executive Officer, Attn. Brence Culp

Fire Department, Attn. Guy Melker

Department of Public Works, Attn. Steve Burger

Department of Public Health, Attn. Francis Pierce

**Attachments:**

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)

Attachment II- Corrective Action Matrix- Master Attachment II (Matrix document)















# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



August 23, 2010

Richard J. Bruckner  
Director of Planning

To: Supervisor Gloria Molina, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: Richard J. Bruckner  
Director

**SUBJECT: STATUS REPORT #10  
CONDITIONAL USE PERMIT (CUP) 01-198- (1)  
MONTHLY MONITORING PROGRAM  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board of Supervisors directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report on the development, implementation and compliance with the conditions of approval for Conditional Use Permit (CUP) 01-198-(1) and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor the conditions approved by the Regional Planning Commission. This CUP authorizes the use of the subject property, located at 2320 Peck Road in the unincorporated Whittier Narrows community, for the construction, operation, and maintenance of an industrial park. This status report, which serves as the Corrective Action Plan, is the ongoing collaborative effort of all agencies involved in the monitoring of the conditions of approval for Conditional Use Permit 01-198-(1), as requested by the Board of Supervisors.

The Department of Regional Planning (DRP) is the lead project coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the July 2010 time period by the Department of Regional Planning, the Fire Department, the Department of Public Works and the Department of Public Health. We have also included two attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix used to monitor the project.

**Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461

David Muñoz, Principal Regional Planning Assistant, [dmunoz@planning.lacounty.gov](mailto:dmunoz@planning.lacounty.gov), (213) 974-6484

The Department of Regional Planning, Impact Analysis Section and Zoning Enforcement Section II conducted field inspections of the subject property on July 1<sup>st</sup>, 2<sup>nd</sup>, 7<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 22<sup>nd</sup> and 28th. The following was observed on the site:

- Conditions monitored by Regional Planning are currently in substantial compliance.
- Watering of the soil observed onsite preventing dust.
- Low levels of noise heard from onsite construction equipment.
- Construction equipment parked away from residential area.
- Work continues on the interior of both Building #3 and #4.
- Ground appears to be ready for paving.

**Los Angeles County Fire Department, Fire Prevention East Industry**

Guy Melker, Captain, [GMelker@fire.lacounty.gov](mailto:GMelker@fire.lacounty.gov), (626) 336-6950

Ruben Barriga, Inspector, [Rbarriga@fire.lacounty.gov](mailto:Rbarriga@fire.lacounty.gov), (626) 336-6950

The Fire Department completed a field inspection of the subject project at 11:30 am., Thursday, July 22, 2010. Listed below are the observations resulting from the inspection.

- The concrete walls for Building #4 are tilted up, and approximately 100% of the roof structure is completed.
- Overhead rough and hydro for fire sprinkler system 100% completed.

The sprinkler monitoring plans (fire alarm systems) have been submitted and approved for buildings #3 and #4 on February 16, 2010. No plans received by this office, at this time.

**Los Angeles County Department of Public Works, Land Development Division**

Steve Burger, Assistant Division Engineer, [SBurger@dpw.lacounty.gov](mailto:SBurger@dpw.lacounty.gov), (626) 458-4943

Since the last report, the following activities have been completed by the applicant:

**Building & Safety Division:**

**Building 1:** Existing.

**Building 2:** Existing.

**Building 3:**



- All rough framing, electrical, mechanical and plumbing systems have been completed and approved by our inspector.
- Roof is 100% completed.
- Started site improvements (parking area, landscaping, etc.).

**Building 4:**

- Rough framing, electrical, mechanical and plumbing system is 60% completed.
- Roof system is 100% completed.

**Construction Division:**

No change. The offsite permit is still open and pending the approval of the revised offsite improvement plan. Our inspector has marked the removal and reconstruction of the damaged curb, gutter, and pavement to the frontage of Pellissier Road within the property frontage.

**Land Development Division:**

Our Road and Grading Section has agreed to proceed with revising the approved street improvement plan to include the street trees and repair and replace any damaged curb, gutter, and pavement to the frontage of Pellissier Road. Applicant will also be submitting revised street improvement plans along with the revision plan checking fee. The dedication of vehicular access rights on Pellissier Road has been completed.

**Traffic & Lighting Division:**

Discussion with the applicant is still occurring regarding the street lights. The conditions require installation of street lights on Peck Road, and the developer is examining his options in this regard.

**Los Angeles County Department of Public Health, Environmental Hygiene**

Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436

Cole Landowski, Head, [clandowski@ph.lacounty.gov](mailto:clandowski@ph.lacounty.gov) (626) 430- 5440

- The County of Los Angeles Department of Public Health, Environmental Hygiene Program has reinspected the above site on a few occasions during the month of July. The reinspections were conducted on July 7<sup>th</sup>, 14<sup>th</sup>, and 21<sup>st</sup>
- As of July 21, 2010 the gates and sound blankets have not been installed.

We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

Board of Supervisors  
August 23, 2010  
Page 4

RJB:AG:dam

c: Executive Officer  
County Counsel, Andrea Sheridan Ordin  
Chief Executive Officer, Attn. Brence Culp  
Fire Department, Attn. Guy Melker  
Department of Public Works, Attn. Steve Burger  
Department of Public Health, Attn. Francis Pierce

Attachments:

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)  
Attachment II- Corrective Action Matrix- Master Attachment II (Matrix document)



Activity ID		Activity Description	Orig Dur	Early Start	Early Finish	2008												2009												2010												2011												2012												2013																								
GENERAL REQUIREMENTS		A0100.010	Final Issuance of Bid Documents	5	01MAY08A	07MAY08A																																																																																				
		A0100.015	Issue Bid Documents to Subcontractors - Pricing	5	08MAY08A	14MAY08A																																																																																				
		A0100.020	Peck Road II - Bid Date	1	15MAY08A	15MAY08A																																																																																				
		A0200.010	ISSUE GRADING PERMIT	1	15MAY08A	15MAY08A																																																																																				
		A0200.015	ISSUE LANDSCAPING PERMIT	1	15MAY08A	15MAY08A																																																																																				
		A0300.010	PRE-GRADING MEETING	1	27MAY08A	27MAY08A																																																																																				
		A0100.030	Meeting w/ Owner to Review Base Contract	1	05JUN08A	05JUN08A																																																																																				
		A0100.040	Owner to Review Base Contract Amount	4	06JUN08A	11JUL08A																																																																																				
		A0300.010	Site Screen Wall: Redesign & Submit to County	1	08JUL08A	08JUL08A																																																																																				
		A0300.015	County to Rev/App Pads #3 & #4 Certifications	20	24JUL08A	08AUG08A																																																																																				
		A0100.050	Owner Sign/Return Contract	1	25JUL08A	25JUL08A																																																																																				
		A0500.020	Site Screen Wall: Issuance of Permit	1	29JUL08A	29JUL08A																																																																																				
		DE0001	HOLD PENDING OWNERS INSTRUCTIONS																																																																																							
		A0100.055	Owner Approval/Release of Priority #1 Subdrains	1	11AUG08A	30OCT09																																																																																				
		A0200.020	ISSUE BUILDING PERMIT	1	11AUG08A	30OCT09																																																																																				
		A0200.050	ISSUE SITE UTILITIES PERMIT	1	11AUG08A	30OCT09																																																																																				
		A0230.010	Ely Cut Slope: BF per County of Los Angeles	5	19SEP08A	25SEP08A																																																																																				
		A0100.060	Owner Approval/Release of Priority #2 Subdrains	2	02NOV09	03NOV09																																																																																				
		A0400.010	KPRS Mobilization	1	02NOV09	02NOV09																																																																																				
		A0400.100	Bldgs. #3 & #4: Timeline	153*	02NOV09	02JUN10																																																																																				
		A0100.085	Owner Approval/Release of Priority #3 Subdrains	4	04NOV09	08NOV09																																																																																				
		A4000.100	Bldg. #4: Substantial Completion	1	10JUN10	10JUN10																																																																																				
		A3000.100	Bldg. #3: Substantial Completion	1	25JUN10	25JUN10																																																																																				
SITEWORK		S0201.010	Site Survey: Field Survey & Staking	1	03JUN08A	03JUN08A																																																																																				
		S0230.010	SWPPP: BMP/Storm Water Pollution Prevention Plan	3	04JUN08A	06JUN08A																																																																																				
		S0230.015	Grading: 1st Move-In Site Demo/Mass Grading	10	09JUN08A	20JUN08A																																																																																				
		S0230.020	Grading: 1st Move-In Bldg. Pad Cert (#3 & #4)	10	23JUN08A	03JUL08A																																																																																				
		S0201.020	Submit to County Pads #3 & #4 Certifications	1	08JUL08A	08JUL08A																																																																																				
		S0201.042	Site Survey: Site CMU Wall Staking	1	13AUG08A	14AUG08A																																																																																				
		S0230.021	Grading: 2nd Move: Reprocess Pads	2	02NOV09	03NOV09																																																																																				
		S0250.010	Sewer: LO/Exc/Rebar/Pour Foundation	1	02NOV09	02NOV09																																																																																				
		S0250.015	Retaining Wall: LO/Exc/Rebar/Pour Foundation	3	02NOV09	04NOV09																																																																																				
		S0250.020	Sewer: LO/Exc/Inst/BF 8" DIP [Item #7]	2	03NOV09	04NOV09																																																																																				
		S0250.025	Sewer: LO/Exc/Inst/BF 8" DIP [Item #8]	2	05NOV09	06NOV09																																																																																				
		S0250.030	Retaining Wall: LO/Inst CMU 1st Lift	3	05NOV09	09NOV09																																																																																				
		S0250.035	Sewer: LO/Exc/Inst/BF Sewer Cleanouts	3	09NOV09	11NOV09																																																																																				
		S0250.100	Storm: LO/Exc/Inst 24" SDR 35 Pipe @ South P/L	3	09NOV09	11NOV09																																																																																				
		S0240.020	Retaining Wall: Groat 1st Lift	1	10NOV09	10NOV09																																																																																				
		S0230.050	Retaining Wall: Backfill Wall @ 1st Lift	1	11NOV09	11NOV09																																																																																				
		S0250.110	Storm: LO/Exc/Inst 21" RCP @ North P/L	2	12NOV09	13NOV09																																																																																				
		S0240.025	Retaining Wall: LO/Inst CMU 2nd Lift	3	12NOV09	16NOV09																																																																																				
		S0250.200	DW: Inst 1 3" Water Line [Item #4]	2	16NOV09	17NOV09																																																																																				
		S0240.030	Retaining Wall: Groat 2nd Lift	2	17NOV09	18NOV09																																																																																				
		S1530.200	FS: LO/Exc 6" UG Fire Service to Bldgs. #3/#4	3	18NOV09	20NOV09																																																																																				
		S0230.051	Retaining Wall: Backfill Wall @ 2nd Lift	12	19NOV09	04DEC09																																																																																				
		S0240.035	Retaining Wall: LO/Inst CMU 3rd Lift	3	07DEC09	09DEC09																																																																																				
		S0240.040	Retaining Wall: Groat 3rd Lift	2	10DEC09	11DEC09																																																																																				
		S0201.100	Site Survey: LO/Slake Curbs & Curb/Gutters	3	23MAR10	25MAR10																																																																																				
		S0275.010	Site Concrete: LO/Form/Pour Curbs & Curb/Gutters	3	26MAR10	30MAR10																																																																																				
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**Conditions of Approval Compliance Matrix**  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes (July 2010)
1	This grant authorizes the use of the subject property for the construction, operation, and maintenance of an industrial park as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.		DRP	Comply with Exhibit A	DRP	Subject to Acceptance of Affidavit	Informational	
2	Unless otherwise apparent from the context the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.		DRP	No action required	DRP	Informational	Informational	
3	This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required fees have been paid pursuant to Condition Nos. 10, 12, 22c and 22e.		DRP	File and record Affidavit to accept conditions of approval	DRP	Prior to use of the CUP	Y	Compliance
4	To the extent permitted by law, the permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.		DRP	No action required	DRP	In the event of any claim, action or proceeding against the County	Y	
5	In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;		DRP	Deposit \$5,000 with the County to defray expenses if litigation occurs	DRP	Within 10 days of any action, claim, or proceeding	Y	
		a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.	DRP	Make supplemental deposits if required	DRP	Any time during litigation where actual costs incurred reach 80% of the initial deposit	Y	
		b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.	DRP	Deposits may exceed the minimum amount	DRP	At the permittee's discretion	Y	
6	This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.		DRP	The permit must be "used" within 2 years	DRP	Within two years from the date of approval	Y	
7	If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.		DRP	Permit must be in compliance with the Conditions of Approval	ALL	At any time	Y	
8	Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.		DRP	Permittee shall record the terms and conditions with the County Recorder	DRP	Prior to the use of this grant. Prior to transfer or lease of the property.	Y	Compliance
9	Upon written application of the permittee made no less than six (6) months prior to November 30, 2035, the term of this grant shall be extended by the Regional Planning Commission for a period not to exceed twenty (20) years, as provided herein below. The Commission shall grant such extensions unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with applicable laws and regulations. If either of the foregoing findings is made by the Commission, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.		DRP	Upon written application by the permittee made 6 months prior to November 30, 2035 this grant may be extended for a period not to exceed 20 years	DRP	6 months prior to November 30, 2035	Informational	
10	The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3,750.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the permittee to determine the permittee's compliance with the conditions of approval. The fund provides for biannual (two per year) inspections for the first five (5) years of the grant, and fifteen (15) inspections to be conducted every year for the remaining years of the grant. Inspections shall be unannounced.	If additional inspections are required to ensure compliance with the conditions of this grant or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for additional inspections and for any enforcement efforts reasonably necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence with the site plan on file. The amount charged for additional inspection shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.	DRP	Deposit \$3,750 for the cost of inspections/ biannual inspections for the first five years/ fifteen annual inspections for the remainder of the grant.	ALL	Life of the grant	Y	Compliance
11	Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing and giving notice thereof to permittee, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.		DRP	Revocation or modification of this grant may be conducted if the permit is not in compliance.	DRP	Life of the grant	Ongoing	
12	The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.		DRP	The permittee must pay the Fish and Game fee of \$1,275.00	DRP	In connection with the filing and posting of a Notice of Determination	Y; See mitigation monitoring program	Compliance
13	Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.		FIRE	Permittee shall contact the Fire Forester and Warden to protect from fire hazard	DRP	Upon approval of this grant	Y; See mitigation monitoring program	Fire and Life-Safety Building Plans were approved by the Fire Department on 09/11/07.

**Conditions of Approval Compliance Matrix**  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes (July 2010)
14	All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.		DRP	The permittee must comply with the Zoning Ordinance and Conditions of Approval	DRP	Life of the grant	Inspection required	Substantial compliance
15	The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department as permitted by law.		HEALTH SERVICES	The property shall be in compliance with DHS	DRP	Life of the grant	Inspection required	Upon Completion
16	All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works		PUBLIC WORKS	All Buildings shall be in compliance with Building and Safety	B&S	Life of the grant	Inspection required	Upon Completion
17	All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.		DRP	No graffiti shall be present on site	DRP	Life of the grant	Inspection required	Substantial compliance
18	In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of adjacent surfaces. The only exceptions shall be seasonal decorations. Inspection shall be made as provided in Condition No. 10 to ensure compliance with this condition, including any additional inspections as may be necessary to ensure such compliance.		DRP	Grffiti shall be removed within 24 hours	DRP	Life of the grant	Inspection required	Substantial compliance
19	Within (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A," page 1 of 3, as presented at the public hearing that clearly depicts all required project changes. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.		DRP	The permittee shall submit three copies of the approved Exhibit "A"	DRP	Within 60 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
20	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of a landscape plan, which may be incorporated into the Revised Exhibit "A" described in Condition No. 19. The landscaping shall be "enhanced" along the perimeter of the site. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary for the life of this grant		DRP	The permittee shall submit three copies of the approved landscape plan	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
21	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of signage program for the industrial park that is in conformance with Part 10 of Section 22.52 of the County Code. All proposed signs on the property shall not be installed until a Revised Exhibit "A" is approved for each proposed sign. No billboards are permitted on the subject property.		DRP	The permittee shall submit three copies of a signage program	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
22	The construction and operation of the proposed use shall be further subject to all of the following restrictions:							
		a. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust.	DRP	The site shall be watered during the construction period	DRP	During the construction period	Inspection required	Substantial compliance
		b. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be on-site and restricted to areas buffered from residences located to the south and east of the subject property.	DRP	Construction activity shall be limited to 7a.m. to 6 p.m. Monday through Friday.	DRP	During the construction period	Inspection required	Substantial compliance
		c. During the construction period, the project site will be monitored by the Department of Regional Planning, Zoning Enforcement Section for a period of 10 hours every 2 weeks. The permittee shall be financially responsible and shall deposit the sum of \$2,000 with the Department of Regional Planning within 30 days of permit approval in order to defray these monitoring costs. If additional inspections are required during the construction period, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections.	DRP	Site shall be monitored for 10 hours every two weeks by Zoning Enforcement	DRP	During the construction period	Inspection required	Substantial compliance
		d. The applicant shall provide to the Director of Regional Planning a copy of the Covenant and Agreement with the Los Angeles City Council that authorizes the applicant to construct a sound wall on the existing City of Los Angeles Department of Water and Power (DWP) easement on the subject property. This covenant shall be provided prior to the approval of the Revised Exhibit "A."	DRP	The applicant shall provide a copy of the Covenant and Agreement from DWP to DRP.	DRP	Prior to the approval of the Revised Exhibit "A"	Prior to use of the CUP	Substantial compliance
		e. A minimum of 181 on-site parking spaces shall be continually maintained the applicant's site plan depicts 238 parking spaces, (although they are not required), 40 percent of which may be compact, including seven (7) handicapped van-accessible. Loading spaces shall be provided as depicted on the approved Revised Exhibit "A",	DRP	A minimum of 181 parking spaces shall be maintained on-site	DRP	Life of the grant	Inspection required	Upon Completion

**Conditions of Approval Compliance Matrix**  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes (July 2010)
		f. The required parking spaces shall be continually available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses.	DRP	Required parking shall be for parking only, no storage, repair, etc.	DRP	Life of the grant	Inspection required	Upon completion
		g. Outside storage of materials or inoperable vehicles is prohibited on the property.	DRP	Outside storage and inoperable vehicles prohibited	DRP	Life of the grant	Inspection required	Substantial compliance
		h. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures or walls, or a combination of both of these;	DRP	Trash containers shall be covered and screened	DRP	Life of the grant	Inspection required	Substantial compliance
		i. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. The primary parking lot lighting shall be turned off no later than 7:30 pm. A motion activated security lighting system is permitted and may remain on through the night. The permittee shall submit for approval three copies of a lighting plan, which may be incorporated into a Revised Exhibit "A" described in Condition 19 to the Director of Planning within sixty days of the effective date of this grant. The lighting plan shall show the locations, types, and heights of all proposed pole and wall mounted lighting.	DRP	All lighting shall be shielded and directed away from residences/lighting shall be turned off at 7:30p	DRP	Upon completion	Inspection required	Upon Completion
		j. The permittee shall provide appropriate low level lighting along all pedestrian walkways leading to and from the parking lot;	DRP	provide low level lighting along pedestrian walkways	DRP	Upon completion	Inspection required	Upon Completion
		k. The height of the industrial buildings shall not exceed 35' above finished grade;	DRP	height of buildings shall not exceed 35'	DRP	Upon completion	Inspection required	Upon Completion
		l. Operating hours are restricted to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday except occupants shall have access at all times. All deliveries to the subject property shall also be within operating hours ;	DRP	Operating hours /delivery hours limited to Monday through Friday 7a.m. to 7 p.m.	DRP	Upon completion	Inspection required	Upon Completion
		m. The tenants of the buildings shall not store or use hazardous materials;	DRP	No hazardous materials stored on the premises	DRP	Upon completion	Inspection required	Upon Completion
		n. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated March 28, 2002, or as otherwise required by said Department;	PUBLIC WORKS	The permittee shall comply with DPW letter dated March 28, 2002.	DPW/DRP	Life of the grant	See letter below	Street Improvement Plans have not been submitted
		o. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandums dated April 20, 2005 and October 12, 2005, unless modified by this permit;	FIRE	The permittee shall comply with the Fire Department memos dated April 20, 2005 and October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP. There is no building or fire protection system construction taking place at this time.
		p. The permittee shall comply with all mitigating issues set forth in the attached County of Los Angeles Fire Department memorandum dated October 12, 2005, in specific the following, unless otherwise modified by this grant;	FIRE	The permittee shall comply with the Fire Department memo dated October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	All mitigating measures are shown on the building plans approved by the Fire Department on 09/11/07. There is no building or fire protection system construction taking place at this time.
		q. Provide 4-hour separation walls between:	FIRE	The permittee shall provide fire walls at the specified locations	FIRE	Upon completion	Inspection required	
		a. Buildings 3B/3C	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3B/3C. The walls have been tilted up at this time.
		b. Buildings 3D/3E	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E. The walls have been tilted up at this time.
		c. Buildings 3F/3G	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3F/3G. The walls have been tilted up at this time.
		ii. Provide two on-site hydrants a minimum of 50 feet away from the drip line as detailed on approved plot plan.	FIRE		FIRE	Upon completion	Inspection required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. The underground fire line is approximately 80% complete at this time.
		iii. Provide a Fire Department sprinkler connection at minimum of 50 feet from the drip line.	FIRE		FIRE	Upon completion	Inspection required	Fire sprinkler plans have been submitted. Installation had begun prior to 5/19/10 without plan approval. Required to cease installation until approved plans provided. Site Superintendent advised during inspection on 5/26/10.
		q. The permittee shall install automatic smoke vents in Building No. 4, and any other building as determined necessary by the Fire Department and/or the Building Department;	FIRE	The permittee shall install smoke vents	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate smoke vents in buildings 3 and 4. The roof structure is being constructed for building #4. Roof structure 100% complete and Rough and Hydro Inspection for Fire Sprinkler System is 100% complete, as of July 22, 2010.
		r. All exterior walls of Buildings No. 3 and No.4 shall be 4-hour rated, realizing the front elevations of both buildings contain doorways, truck doorways, and pull-in doorways;	FIRE	The permittee shall ensure that the exterior walls are 4-hour rated	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate 4 hour exterior walls. The walls have been tilted up for building #4, and are now 100% tilted up for building #3 at this time.

**Conditions of Approval Compliance Matrix**  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes (July 2010)
		s. The applicant shall review the site plan to determine if a 26-foot wide fire access lane can be placed north of the transmission lines. The applicant shall revise the site plan to depict the fire access lane. If the fire access lane cannot be placed at that location the applicant shall provide for approval a letter to the Director of Planning in explanation of why the additional fire access lane cannot be provided. This revision or response shall be approved prior to the approval of the Exhibit "A".	DRP/FIRE	The applicant shall review the site plan to determine if a fire access lane can be placed north of the transmission lines.	FIRE/DRP	Prior to approval of Exhibit "A"	Y; See mitigation monitoring program	Building Plans approved by the Fire Department on 09-11-07 match Exhibit "A" approved by DRP.
		t. The applicant shall provide for approval a letter to the Director of Planning explaining a secondary or back-up sprinkler system that will be provided on the site in case the primary sprinkler system fails. This system must be approved prior to the approval of the Exhibit "A".	DRP/FIRE	The applicant shall provide an approval letter explaining a back-up sprinkler system.	FIRE/DRP	Prior to approval of Exhibit "A"	Y	No backup fire sprinkler was required. There are no fire protection system plans submitted at this time.
		v. The permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program;	DRP	The permittee shall provide \$3,000 dollars for inspections related to the MMP.	DRP	Prior to use of the CUP	Y	Substantial compliance
		w. Prior to the issuance of grading/building permit, whichever occurs first, the applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works, and the California Department of Toxic Substance Control. If soil contamination is found, the applicant shall perform remediation to the full satisfaction of the above mentioned agencies.	DRP/Public Works/Health Services	The applicant shall submit a Phase I environmental assessment report.	CRWQCB/DHS/DPW/DISC	Prior to issuance of grading/building permit.	See file No. CUP 01-198.	Complete - see file MMP 01-198 in Impact Analysis Section
		x. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exist, the applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight.	DRP	The applicant shall contact DPW and TSC if soil contamination is suspected.	DPW/TSC	During the construction period.	See file No. CUP 01-198.	Ongoing - Monitoring
		y. The applicant shall hold community meetings once a year for the first five years of this grant. Residents within 500' of the subject property and the local homeowners association that can easily be identified shall be notified. Sign-in sheets and minutes shall be forwarded to the Department of Regional Planning;	DRP	The applicant shall hold annual community meetings first five years.	DRP	Monitor for first five years of Permit.	incomplete	
		z. The manufacturing uses may only be established within the units so noted on the approved Revised Exhibit "A".	DRP	Manufacturing uses limited to designated units.	DRP	Life of the grant.	Inspection required	Upon Completion
		aa. Warehousing and manufacturing uses are limited to those permitted in the M-1 1/2' zone;	DRP	Uses limited to those in M-1 1/2' zone.	DRP	Life of the grant.	Inspection required	Upon Completion
		bb. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.	DRP	Maintain current contact information at all times.	DRP	Life of the grant.	See file No. CUP 01-198.	Substantial compliance
	<b>Project Mitigation Measures Due to Environmental Evaluation</b>		<b>Responsible Agency or Party</b>	<b>Action Required</b>	<b>Monitoring agency or Party</b>	<b>Timing</b>	<b>Compliance</b>	
1	Applicant shall submit a detailed liquefaction analyses to the satisfaction and approval of the DPW.		Project Applicant	Submittal and approval of a detailed liquefaction analyses.	DPW	Prior to issuance of grading/building permit.	See file No. CUP 01-198.	Complete see file MMP 01-198 in Impact Analysis Section
2	If during construction of the project, soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exist, applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted and which government agency will provide regulatory oversight.		Project Applicant/ Construction Manager	Stop work if soil contamination is suspected.	DTSC/DPW	During construction.	Notification requested/Inspection required	Ongoing monitoring
3	Applicant shall comply with all requirements of the drainage concept that was approved on July 15, 2002.		Project Applicant	Comply with all requirements of the drainage concept.	DPW	Prior to issuance of grading permit.	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
4	Applicant shall construct a screen wall separating the project from the single-family residences to the south of the project site to the satisfaction of the Department of Health Services.		Project Applicant	Construct a sound wall.	DHS	Prior to issuance of certificate of occupancy.	Inspection required	Not complete-verified during site visits. Sound Wall has been completed, Gates and sound blankets are not installed.
5	No outdoor public address system and no outdoor mechanical trash compactor shall be installed on site.		Project applicant	No installation of outdoor public address system or outdoor mechanical trash compactor.	DHS	During the entire lifetime of project.	Inspection required	Ongoing monitoring



**Conditions of Approval Compliance Matrix**  
**CUP 01-198/ 2320 Peck Road**

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes (July 2010)
6	There shall be at least a 80' setback on the rooftops bordering residential areas where no equipments or structures shall be placed		Project Applicant	equipments/structures shall be placed within	DRP	During the entire lifetime of project	Inspection required	On-going monitoring
7	Applicant shall maintain equipment and vehicle engines in good condition and proper tune as per manufacturers' specifications.		Project Applicant	Maintain equipment in good condition	DRP/ Field Verification	During construction	Inspection required	On-going monitoring
8	Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works. The BMP shall be reviewed and approved by DPW prior to the issuance of a building permit.		Project Applicant	Acquire NPDES permit	CRWQCB/DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
9	Applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works and the California Department of Toxic Substance Control. If soil contamination is found, applicant shall perform remediation to the full satisfaction of the above-mentioned agencies.		Project Applicant	Submit Phase I environmental assessment report	CRWQCB/DHS/ DPW/CDTSC	Prior to issuance of grading/building permit whichever comes first	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
10	Applicant shall combine the two north driveways on Peck Road to provide full access to the satisfaction of DPW.		Project Applicant	Combine the two north driveways on Peck road	DPW	Prior to issuance of grading/building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
11	Applicant shall submit a detailed striping plan and a revised site plan showing the internal circulation and the required improvements to the satisfaction and approval from the DPW.		Project Applicant	Submit a detailed striping plan and a revised site plan	DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
12	Applicant shall pay their Equitable Share for traffic mitigation in the amount of \$79,377 to the California Department of Transportation (Caltrans).		Project Applicant	Pay Equitable Share for traffic mitigation	Caltrans	Prior to issuance of a building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
13	Applicant shall demonstrate to the satisfaction of Environmental Health section of the Department of Health Services that adequate public water service and public sanitary sewer are provided.		Project Applicant	Submit all required information to DHS to their satisfaction and approval	DHS	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
14	Applicant shall implement a recycling program by providing adequate waste storage area for the collection/storage of recyclables and green waste material during the entire lifetime of the project.		Project Applicant	Implement a recycling program	DPW	During entire lifetime of project	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
15	All street lights installed along the street frontage of a development shall be annexed into the appropriate Los Angeles County Lighting Maintenance District. Applicant shall execute and approve a separate petition for annexation into a Los Angeles County Lighting District upon written request by the City of Industry.		Project Applicant	Annex street lights along street frontage into the appropriate Los Angeles County Lighting Maintenance District	City Of Industry	Prior to issuance of the building permit or upon written request by the City of Industry	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
16	Applicant shall obtain an Industrial Waste Permit from the City Engineer as required by the City of Industry Conditions.		Project Applicant	Obtain Industrial Waste Permit	DPW	Prior to issuance of the building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
17	Prior to approval of certificate of occupancy, applicant shall record a covenant to hold property as one parcel with the County Clerk.		Project Applicant	Record a covenant to hold property as one parcel with the County Clerk	City Of Industry /DRP	Prior to approval of certificate of occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
18	Applicant shall submit a landscape plan to be reviewed and approved by DRP and the City of Industry engineer.		Project Applicant	Submit a landscape plan	DRP/City of Industry	Prior to issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
19	Trucks hauling dirt, sand, gravel or soil shall be covered or shall maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code.		Project Applicant	Follow the requirements of section 23114 of the California vehicle Code / Field verification	Construction Manager/DRP	During construction	Inspection required	On-going monitoring
20	Applicant shall pave parking areas and construction access roads to the main roads to avoid dirt being carried on to the highway.		Project Applicant	Pave parking areas and construction access roads	Construction Manager/DRP	During construction	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
21	Only light colored roof materials shall be used to deflect heat.		Project Applicant	Use light colored roof materials/ Field verification	Construction Manager/DRP	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
22	Contractor shall use architectural coatings that have a volatile organic compound (VOC) content of 100 g/l or less. If a coating with a higher VOC content is used such as for painting doors, the amount of coating used per day shall be limited to that amount which will result in an emission rate that is less than 75 lbs. Only high-volume, low-pressure (HVLP) spray guns shall be used for architectural coating.		Project Applicant	Use architectural coating with VOC of content of 100 g/l or less	Construction Manager	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
<b>County of Los Angeles, Department of Public Works Letter Dated March 28, 2002</b>								
1	Dedicate vehicular access rights on Pellissier Road.		Project Applicant	Dedicate access rights on Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Completed
2	Repair any broken or damaged curb, gutter, and pavement on Pellissier Road.		Project Applicant	Repair Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
3	Plant street trees on Pellissier Road to the satisfaction of Public Works.		Project Applicant	Plant street trees near Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted

**Conditions of Approval Compliance Matrix**  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes (July 2010)
4	Comply with the traffic mitigation measures as identified in the attached March 18, 2002 letter from our Traffic and Lighting Division to the satisfaction of Public Works.		Project Applicant	Comply with Traffic Mitigation Measures	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Completed
5	Install street lights on Peck Road, Rooks Road, and Kella Avenue to the satisfaction of the City of Industry.		Project Applicant		DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Completed
6	Comply with following street lighting requirements to the satisfaction of Public Works:		Project Applicant	Comply with street lighting requirements	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted but annexation has not been requested
	* Provide street lights on concrete poles with underground wiring on Pellissier Road. Street lighting plans must be approved by the Street Lighting Section.		Project Applicant	Provide street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted Dec 09
	* The proposed project or portions of the proposed project, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$9,000. The applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor the levy assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.		Project Applicant	Install street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Fee paid - 9000 dollars. Applicant has not processed the annexation and balloting
		(1) Request the Street Lighting section to commence annexation and levy of assessment proceedings.	Project Applicant	Request annexation and assessment	DPW	Prior to Occupancy	Verification required	Applicant has not made the request
		(2) Provide Business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number (s) and Parcel boundaries in either Micro station or AutoCAD format of territory to be developed to the Street Lighting Section.	Project Applicant	Provide information to Street Lighting Section	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
		(3) Submit a map of the proposed project including roadways conditioned for street lights that are outside of the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 500-4726.	Project Applicant	Submit a map of the proposed project area	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
	For acceptance of street light transfer billing, all street lights in the development, or current phase of the development, must be constructed according to Public Works approved plans and energized for a least one year as of July 1 of the current year		Project Applicant	Construct street lights according to approved plans	DPW	Prior to Occupancy	Verification required	Pending approval of Street Light Plans
7	The applicant shall construct or enter into secured agreement with the County of Los Angeles Department of Public Works to construct the aforementioned improvements prior to the issuance of a building permit or this permit shall be subject to revocation		Project Applicant	The applicant shall enter into an agreement with DPW to construct the improvements	DPW	Prior to issuance of a building permit	Inspection required	Agreement to improve has been executed
	County of Los Angeles Fire Department Letter Dated April 20, 2005							
1	The required fire flow for this development is 3750 gallons per minute 3 hours. The main in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.		Project Applicant	Fire Flow requirements	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	A water availability from indicating compliance with the 3750 gpm is in the Fire Department approved file
2	Install 2 on-site and verify 1 6x4x2 1/2 public fire hydrant on Peck Road near driveway entrance, conforming to AWWA C508-75 or approved equal. All installations must meet Fire Department specifications. Fire Hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.		Project Applicant	Install 2 Fire hydrants	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The underground fire line plans have been submitted and approved on 4/14/10. The construction of the underground fire line is approximately 80% completed at this time. The approved plans show the new on-site hydrants 50 feet away from the drip line.
3	Due to the special access circumstance, the following conditions will apply to the construction of the proposed development.		Project Applicant		FIRE	Prior to issuance of a Certificate of Occupancy	See below:	
	A. All structures shall be fully fire sprinklered in accordance with the NFPA 13. Fire sprinkler plans shall be submitted to the Los Angeles County Fire Department Fire Prevention Engineering unit for review and approval prior to installation.		Project Applicant	All structures shall be fire sprinklered	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire sprinkler plans have been submitted for buildings #3 and #4 on 4/21/10. Installation of sprinklers began prior to 5/19/10 without approved plans. Required to cease installation until approved plans provided
	B. Building 4, shall provide 4 hour separation wall between units 4B and 4C. No openings shall be allowed in said wall. Said walls shall be constructed in compliance with the Uniform Building Code Section 504.6.4. Additionally, one hour separation walls shall be provided between units 4A and 4B, 4C and 4D. Said walls shall be in compliance with the U.B.C.		Project Applicant	four-hour separation wall in Building 4	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicates a 4 hour wall between Building 4A/4B/4C. The walls are tilted up at this time
	C. Building 3 requires that a one-hour area separation wall shall be installed between each unit as indicated on the submittal site plan. Additionally the rear wall of said structure shall be rated at 4- hours, no openings allowed. Wall construction shall be in compliance with the UBC.		Project Applicant	one-hour separation wall in Building 3	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Condition was modified. Approved plans indicate 4 hour walls between units 3B/3C1, 3C3/3D, 3F/3G1. This matches Exhibit "A" approved by DRP. Additionally the rear wall of the structure is shown to be 4- hours, with no openings. All walls have been tilted up at this time
4	The required fire flow for the on-site fire hydrants is 2500 gallons per minute for 2 hour duration. See the attached photo copy for specific location to obtain an actual stamped drawing please submit site plans to our office.		Project Applicant	Required fire flow for on-site fire hydrants 2500 g/min for 2 hours	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The required fire flow and fire hydrant location were approved on 09/11/07. The underground fire line plans have been approved on 4/14/10. There is construction of the underground fire line at the north end of the site at this time, approximately 80% complete.
5	The maximum building height for the proposed structure shall not exceed 35' in height.		Project Applicant	Maximum bldg height 35'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The approved plans indicate building height of less than 35 feet. The walls have been tilted up for building #4 and 100% of roof structure is completed. 100% of the walls for building #3 have been tilted up at this time.
6	Provide 26' of vehicular access to within 150' of all portions of the exterior walls. Access shall be cross hatched on the plans to clearly delineate its location. Exception: the rear wall of Building 3 shall be 4 hrs rating in lieu of vehicular access. Said access shall be outside of the power lines drip zone.		Project Applicant	Provide 26' vehicular access to w/in 150'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire Department vehicular access approved on 09/11/07.

**Conditions of Approval Compliance Matrix**  
**CUP 01-198/ 2320 Peck Road**

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes (July 2010)
		A. Clearly depict the width of the DWP easement	Project Applicant	Depict DWP easement	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09/11/07 approved site plan.
		B. Delineate the clear distance between the drip line and the required access.	Project Applicant	delineate clear distance between drip line and access	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09/11/07 approved site plan.
		C. Provide a copy of the reciprocal access easements between the adjacent lot for access to Building 4, said document shall be submitted to Fire Prevention Engineering for review and approval prior to recordation and prior to the clearance for building permit.	Project Applicant	Provide a copy of reciprocal access agreements	FIRE	Before approval of Exhibit "A"	Review and approval required	Dedicated easement shown on the 09/11/07 approved site plan.
		D. Clearly depict the locations of the outward most transmission lines within the DWP easement.	Project Applicant	Show access locations of the transmission lines	FIRE	Before approval of Exhibit "A"	Review and approval required	
	<b>County of Los Angeles; Fire Department Letter Dated October 12, 2005</b>							
1	Provide four-hour separation walls between:		Project Applicant	Provide four-hour separation walls	FIRE	Before approval of Exhibit "A"	Review and approval required	
		a. Buildings 3B/3C						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3B/3C. The wall is 100% completed at this time.
		b. Buildings 3D/3E						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E. The wall is tilted up at this time.
		c. Buildings 3F/3G						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3F/3G. The wall is tilted up at this time.
2	Delete the four-hour separation wall north of the project and adjacent to the property line and construct per the Building Code.		Project Applicant	delete four-hour separation at north/construct per building code	FIRE	Before approval of Exhibit "A"	Review and approval required	Condition was deleted. 4 hour wall requirement remained. The wall is tilted up at this time.
3	Provide two on-site hydrants a minimum of 50 feet away from the drip line as detailed on approved plot plan.		Project Applicant	Provide two fire hydrants	FIRE	Before approval of Exhibit "A"	Review and approval required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. The underground fire line construction is 80% complete at this time.
4	Provide a Fire Department sprinkler connection at a minimum of 50 feet from the drip line.		Project Applicant	provide sprinkler connection min 50ft from drip line	FIRE	Before approval of Exhibit "A"	Review and approval required	Fire overhead sprinkler plans have been submitted on 4/21/10. The underground fire lines have been approved on 4/14/10. The submitted plans show the FDC locations to be a minimum 50 feet from the drip line. The installation for the FDC has not occurred at this time.
5	Provide smoke vents in buildings located north of proposed project numbered 3A through 3H.		Project Applicant	provide smoke vents in bldgs 3A-3H	FIRE	Before approval of Exhibit "A"	Review and approval required	Building plans approved by the Fire Department on 09/11/07 indicate smoke vents in Building 3. There is no smoke and heat vent installation taking place at this time.

FIRE = Los Angeles County Fire Department  
 CRWQCB = California Regional Water Quality Control Board  
 DHS = Los Angeles County Department of Health Services  
 DPW = Los Angeles County Department of Public Works  
 DRP = Los Angeles County Department of Regional Planning  
 DTSC = Los Angeles County Department of Toxic Substance Control  
 NPDES = National Pollution Discharge Elimination System

10



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



September 23, 2010

Richard J. Bruckner  
Director

To: Supervisor Gloria Molina, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: Richard J. Bruckner  
Director

**SUBJECT: STATUS REPORT #11  
CONDITIONAL USE PERMIT (CUP) 01-198- (1)  
MONTHLY MONITORING PROGRAM  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board of Supervisors directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report on the development, implementation and compliance with the conditions of approval for Conditional Use Permit (CUP) 01-198-(1) and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor the conditions approved by the Regional Planning Commission. This CUP authorizes the use of the subject property, located at 2320 Peck Road in the unincorporated Whittier Narrows community, for the construction, operation, and maintenance of an industrial park. This status report, which serves as the Corrective Action Plan, is the ongoing collaborative effort of all agencies involved in the monitoring of the conditions of approval for Conditional Use Permit 01-198-(1), as requested by the Board of Supervisors.

The Department of Regional Planning is the lead project coordinator to provide the monthly status report to the Board of Supervisors. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the August 2010 time period by the Department of Regional Planning, the Fire Department, the Department of Public Works and the Department of Public Health. We have also included two Attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix used to monitor the project.

**Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461

David Muñoz, Principal Regional Planning Assistant, [dmunoz@planning.lacounty.gov](mailto:dmunoz@planning.lacounty.gov), (213) 974-6484

The Department of Regional Planning, Impact Analysis Section and Zoning Enforcement Section II conducted field inspections of the subject property on August 5<sup>th</sup>, 10<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, 25<sup>th</sup> and 31st. The following was observed on the site:

- Conditions monitored by Regional Planning are currently in substantial compliance.
- Low levels of noise heard from onsite construction equipment.
- Construction equipment parked away from residential area.
- Work continues on the interior of both Building #3 and #4.
- All dirt areas have been paved with asphalt.
- Sidewalk nearest to Building #4 has been partially poured.

**Los Angeles County Fire Department, Fire Prevention East Industry**

Guy Melker, Captain, [GMelker@fire.lacounty.gov](mailto:GMelker@fire.lacounty.gov), (626) 336-6950

Ruben Barriga, Inspector, [Rbarriga@fire.lacounty.gov](mailto:Rbarriga@fire.lacounty.gov), (626) 336-6950

Since the last report, the following activities have occurred:

- The Fire Department completed a field inspection of the subject project, Peck Road Development on Friday, August 6, 2010 at 12:30 pm for an overhead rough and hydro inspection on building #3, system 2 for units 1 through 6. On Thursday, August 12, 2010 at 11:00 am an overhead rough and hydro inspection was performed on building #3, system 1, units 7 through 14. On Wednesday, August 18, 2010 at 11:00 am an overhead rough and hydro inspection was performed on the Tenant Improvement portion of building #4. On Tuesday, August 24, 2010 at 2:00 pm, an overhead rough and hydro inspection was performed on building #3, system 2, units 1 through 6. Listed below are the observations resulting from the inspection.
- Building #3: Sprinkler system is 100% complete.
- Building #4: Sprinkler system is 100% complete.
- FDC, Underground and aboveground piping for the Fire Department Connection has been installed, flushed and inspected as of this date. No appliance installed until Fire Department final approval.



The sprinkler monitoring plans (fire alarm systems) have been submitted and approved for buildings #3 and #4 on 2/16/10. No copies of approved plans have been received by this office.

**Los Angeles County Department of Public Works, Land Development Division**

Steve Burger, Assistant Division Engineer, [SBurger@dpw.lacounty.gov](mailto:SBurger@dpw.lacounty.gov) , (626) 458-4943

Since the last report, the following activities have been completed by the applicant:

**Building & Safety Division:**

**Building 1:** Existing.

**Building 2:** Existing.

**Building 3:**

- Rough electrical, plumbing, mechanical is 100% completed.
- Drywall is 75% completed.
- T-bar ceiling is 50% completed
- Site improvement is 50% completed (Parking area, landscape, on-site).

**Building 4:**

- Building is 100% completed.
- Site improvement is 50% completed (Parking area, landscape, lighting).

**Construction Division:**

The offsite permit is still open. The concrete curb, gutter and vehicular access for Department of Water and Power on Pellissier Road has been completed. The Asphalt Concrete pavement restoration and tree planting on Pellissier Road will commence at a later date.

**Land Development Division:**

Applicant will be submitting mylars to reflect plan revisions related to reconstruction of curb, gutter and planting of street tree on Pellissier Road.

We are processing a revised Agreement to Improve to accept a cash security in the amount of \$135,000 to guarantee the installation of the street lights on Peck Road and Pellissier Road, so the applicant can obtain temporary Certificate of Occupancy.

**Traffic & Lighting Division:**

The street lighting plan was submitted on July 15, 2010 by email for review and approval. The street lighting plans showed only one street light on Pellissier Road and no street lights on Peck Road. At the meeting with the applicant on July 20, 2010, the applicant was informed that 2 street lights on Pellissier Road and 7 street lights on Peck Road are required. The applicant requested to secure the street lights with a cash security in order to obtain temporary occupancy of the building and at a later date install the street lights. The applicant will be submitting a security deposit in the amount of \$135,000.

On the annexation side, we have initiated our annexation process based on the information supplied on July 15, 2010. We sent out the Negotiated Tax Exchange letters to the affected agencies on August 17, 2010. We need an acceptable design before we can initiate further annexation proceedings.

**Los Angeles County Department of Public Health, Environmental Hygiene**

Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436

Cole Landowski, Head, [clandowski@ph.lacounty.gov](mailto:clandowski@ph.lacounty.gov) (626) 430- 5440

- The County of Los Angeles Department of Public Health, Environmental Hygiene Program has re-inspected the above site on a few occasions during the month of August. The re-inspections were conducted on August 18<sup>th</sup>, 26<sup>th</sup>, and 31<sup>st</sup>.
- On the 31<sup>st</sup> of August it was noted that the gates were installed but that installation didn't include sound blankets.

We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

RJB:AG:dam

c: Executive Officer  
County Counsel, Andrea Sheridan Ordin  
Chief Executive Officer, Attn. Brence Culp  
Fire Department, Attn. Guy Melker  
Department of Public Works, Attn. Steve Burger  
Department of Public Health, Attn. Francis Pierce

**Attachments:**

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)

Attachment II- Corrective Action Matrix- Master Attachment II (Matrix document)













Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
1	This grant authorizes the use of the subject property for the construction, operation, and maintenance of an industrial park as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.		DRP	Comply with Exhibit A	DRP	Subject to Acceptance of Affidavit	Informational	
2	Unless otherwise apparent from the context the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.		DRP	No action required	DRP	Informational	Informational	
3	This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 12, 22c and 22k.		DRP	File and record Affidavit to accept conditions of approval	DRP	Prior to use of the CUP	Y	Compliance
4	To the extent permitted by law, the permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.		DRP	No action required	DRP	In the event of any claim, action or proceeding against the County	Y	
5	In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;		DRP	Deposit \$5,000 with the County to defray expenses if litigation occurs	DRP	Within 10 days of any action, claim , or proceeding	Y	
		a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.	DRP	Make supplemental deposits if required	DRP	Any time during litigation where actual costs incurred reach 80% of the initial deposit	Y	
		b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.	DRP	Deposits may exceed the minimum amount	DRP	At the permittee's discretion	Y	
6	This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.		DRP	The permit must be "used" within 2 years	DRP	Within two years from the date of approval	Y	
7	If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.		DRP	Permit must be in compliance with the Conditions of Approval	ALL	At any time	Y	
8	Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lesSee of the subject property.		DRP	Permittee shall record the terms and conditions with the County Recorder	DRP	Prior to the use of this grant. Prior to transfer or lease of the property.	Y	Compliance
9	Upon written application of the permittee made no less than six (6) months prior to November 30, 2035, the term of this grant shall be extended by the Regional Planning Commission for a period not to exceed twenty (20) years, as provided herein below. The Commission shall grant such extensions unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with applicable laws and regulations. If either of the foregoing findings is made by the Commission, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.		DRP	Upon written application by the permittee made 6 months prior to November 30, 2035 this grant may be extended for a period not to exceed 20 years.	DRP	6 months prior to November 30, 2035	Informational	
10	The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3,750.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for biannual (two per year) inspections for the first five (5) years of the grant, and fifteen (15) inspections to be conducted every year for the remaining years of the grant. Inspections shall be unannounced.	If additional inspections are required to ensure compliance with the conditions of this grant or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for additional inspections and for any enforcement efforts reasonably necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence with the site plan on file. The amount charged for additional inspection shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.	DRP	Deposit \$3,750 for the cost of inspections/ biannual inspections for the first five years- fifteen annual inspections for the remainder of the grant.	ALL	Life of the grant	Y	Compliance
11	Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing and giving notice thereof to permittee, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.		DRP	Revocation or modification of this grant may be conducted if the permit is not in compliance.	DRP	Life of the grant	Ongoing	
12	The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 7111.4 of the Fish and Game Code. The current fee amount is \$1, 275.00.		DRP	The permittee must pay the Fish and Game fee of \$1,275.00	DRP	In connection with the filing and posting of a Notice of Determination	Y;See mitigation monitoring program	Compliance
13	Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.		FIRE	Permittee shall contact the Fire Forester and Warden to protect from fire hazard	DRP	Upon approval of this grant	Y; See mitigation monitoring program	Fire and Life-Safety Building Plans were approved by the Fire Department on 09/11/07.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
14	All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.		DRP	The permittee must comply with the Zoning Ordinance and Conditions of Approval	DRP	Life of the grant	Inspection required	Substantial compliance
15	The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department as permitted by law.		HEALTH SERVICES	The property shall be in compliance with DHS.	DRP	Life of the grant	Inspection required	Upon Completion
16	All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.		PUBLIC WORKS	All Buildings shall be in compliance with Building and Safety	B&S	Life of the grant	Inspection required	Upon Completion
17	All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.		DRP	No graffiti shall be present onsite	DRP	Life of the grant	Inspection required	Substantial compliance
18	In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of adjacent surfaces. The only exceptions shall be seasonal decorations. Inspections shall be made as provided in Condition No. 10 to ensure compliance with this conditions, including any additional inspections as may be necessary to ensure such compliance.		DRP	Graffiti shall be removed within 24 hours	DRP	Life of the grant	Inspection required	Substantial compliance
19	Within (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" page 1 of 3, as presented at the public hearing that clearly depicts all required project changes. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.		DRP	The permittee shall submit three copies of the approved Exhibit "A"	DRP	Within 60 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
20	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review approval three copies of a landscape plan, which may be incorporated into the Revised Exhibit "A" described in Condition No. 19. The landscaping shall be "enhanced" along the perimeter of the site. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary for the life of this grant.		DRP	The permittee shall submit three copies of the approved landscape plan	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
21	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of signage program for the industrial park that is in conformance with Part 10 of Section 22.52 of the County Code. All proposed signs on the property shall not be installed until a Revised Exhibit "A" is approved for each proposed sign. No billboards are permitted on the subject property.		DRP	The permittee shall submit three copies of a signage program	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
22	The construction and operation of the proposed use shall be further subject to all of the following restrictions:							
		a. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust;	DRP	The site shall be watered during the construction period	DRP	During the construction period	Inspection required	Substantial compliance
		b. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be onsite and restricted to areas buffered from residences located to the south and east of the subject property;	DRP	Construction activity shall be limited to 7a.m. to 6 p.m. Monday through Friday.	DRP	During the construction period	Inspection required	Substantial compliance
		c. During the construction period, the project site will be monitored by the Department of Regional Planning Zoning Enforcement Section for a period of 10 hours every 2 weeks. The permittee shall be financially responsible and shall deposit the sum of \$2,000 with the Department of Regional Planning within 30 days of permit approval in order to defray these monitoring costs. If additional inspections are required during the construction period, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections.	DRP	Site shall be monitored for 10 hours every two weeks by Zoning Enforcement	DRP	During the construction period	Inspection required	Substantial compliance
		d. The applicant shall provide to the Director of Regional Planning a copy of the Covenant and Agreement with the Los Angeles City Council that authorizes the applicant to construct a sound wall on the existing City of Los Angeles Department of Water and Power (DWP) easement on the subject property. This covenant shall be provided prior to the approval of the Revised Exhibit "A,"	DRP	The applicant shall provide a copy of the Covenant and Agreement from DWP to DRP.	DRP	Prior to the approval of the Revised Exhibit "A"	Prior to use of the CUP	Substantial compliance
		e. A minimum of 181 on-site parking spaces shall be continually maintained the applicant's site plan depicts 238 parking spaces, (although they are not required), 40 percent of which may be compact, including seven (7) handicapped van-accessible. Loading spaces shall be provided as depicted on the approved Revised Exhibit "A";	DRP	A minimum of 181 parking spaces shall be maintained onsite	DRP	Life of the grant	Inspection required	Upon Completion
		f. The required parking spaces shall be continually available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;	DRP	Required parking shall be for parking only, no storage , repair, etc.	DRP	Life of the grant	Inspection required	Upon completion

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
		g. Outside storage of materials or inoperable vehicles is prohibited on the property;	DRP	Outside storage and inoperable vehicles prohibited	DRP	Life of the grant	Inspection required	Substantial compliance
		h. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures or walls, or a combination of both of these;	DRP	Trash containers shall be covered and screened	DRP	Life of the grant	Inspection required	Substantial compliance
		i. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. The primary parking lot lighting shall be turned off no later than 7:30 pm. A motion activated security lighting system is permitted and may remain on through the night. The permittee shall submit for approval three copies of a lighting plan, which may be incorporated into a Revised Exhibit "A" described in Condition 19 to the Director of Planning within sixty days of the effective date if this grant. The lighting plan shall show the locations, types, and heights of all proposed pole and wall mounted lighting.	DRP	All lighting shall be shielded and directed away from residences/lighting shall be turned off at 7:30p	DRP	Upon completion	Inspection required	Upon Completion
		j. The permittee shall provide appropriate low level lighting along all pedestrian walkways leading to and from the parking lot;	DRP	provide low level lighting along pedestrian walkways	DRP	Upon completion	Inspection required	Upon Completion
		k. The height of the industrial buildings shall not exceed 35' above finished grade;	DRP	height of buildings shall not exceed 35'	DRP	Upon completion	Inspection required	Upon Completion
		l. Operating hours are restricted to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday except occupants shall have access at all times. All deliveries to the subject property shall also be within operating hours.;	DRP	Operating hours /Delivery hours limited to Monday through Friday 7a.m. to 7 p.m.	DRP	Upon completion	Inspection required	Upon Completion
		m. The tenants of the buildings shall not store or use hazardous materials;	DRP	No hazardous materials stored on the premises	DRP	Upon completion	Inspection required	Upon Completion
		n. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated March 28, 2002, or as otherwise required by said Department;	PUBLIC WORKS	The permittee shall comply with DPW letter dated March 28, 2002.	DPW/DRP	Life of the grant	See letter below	Street Improvement Plans have not been submitted
		o. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandums dated April 20, 2005 and October 12, 2005, unless modified by this permit:	FIRE	The permittee shall comply with the Fire Department memos dated April 20, 2005 and October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP. There is no building or fire protection system construction taking place at this time.
		p. The permittee shall comply with all mitigating issues set forth in the attached County of Los Angeles Fire Department memorandum dated October 12, 2005, in specific the following, unless otherwise modified by this grant;	FIRE	The permittee shall comply with the Fire Department memo dated October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	All mitigating measures are shown on the building plans approved by the Fire Department on 09/11/07. There is no building or fire protection system construction taking place at this time.
		i. Provide 4-hour separation walls between:	FIRE	The permittee shall provide fire walls at the specified locations	FIRE	Upon completion	Inspection required	
		a. Buildings 3B/3C	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3B/3C. The walls have been tilted up at this time.
		b. Buildings 3D/3E	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E. The walls have been tilted up at this time.
		c. Buildings 3F/3G	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3F/3G. The walls have been tilted up at this time.
		ii. Provide two on-site hydrants a minimum of 50 feet away from the drip line as detailed on approved plot plan.	FIRE		FIRE	Upon completion	Inspection required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. The underground fire line is approximately 80% complete at this time.
		iii. Provide a Fire Department sprinkler connection at minimum of 50 feet from the drip line.	FIRE		FIRE	Upon completion	Inspection required	Fire sprinkler plans have been submitted. Installation had begun prior to 5/19/10 without plan approval. Required to cease installation until approved plans provided. Site Superintendent advised during inspection on 5/26/10.
		q. The permittee shall install automatic smoke vents in Building No. 4, and any other building as determined necessary by the Fire Department and/ or the Building Department;	FIRE	The permittee shall install smoke vents	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate smoke vents in buildings 3 and 4. The roof structure is being constructed for building #4. Roof structure 90% complete. No smoke and heat vents have been installed at this time.
		r. All exterior walls of Buildings No. 3 and No.4 shall be 4-hour rated, realizing the front elevations of both buildings contain doorways, truck doorways, and pull-in doorways;	FIRE	The permittee shall ensure that the exterior walls are 4-hour rated	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate 4 hour exterior walls. The walls have been tilted up for building #4, and are now 100% tilted up for building #3 at this time.
		s. The applicant shall review the site plan to determine if a 26-foot wide fire access lane can be placed north of the transmission lines. The applicant shall revise the site plan to depict the fire access lane. If the fire access lane cannot be placed at that location the applicant shall provide for approval a letter to the Director of Planning an explanation of why the additional fire access lane cannot be provided. This revision or response shall be approved prior to the approval of the Exhibit "A";	DRP/FIRE	The applicant shall review the site plan to determine if a fire access lane can be placed north of the transmission lines	FIRE /DRP	Prior to approval of Exhibit "A"	Y; See mitigation monitoring program	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
		t. The applicant shall provide for approval a letter to the Director of Planning explaining a secondary or back-up sprinkler system that will be provided on the site in case the primary sprinkler system fails. This system must be approved prior to the approval of the Exhibit "A";	DRP/FIRE	The applicant shall provide an approval letter explaining a back-up sprinkler system	FIRE/DRP	Prior to approval of Exhibit "A"	Y	No backup fire sprinkler was required. There are no fire protection system plans submitted at this time.
		v. The permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program;	DRP	The permittee shall provide \$3,000 dollars for inspections related to the MMP	DRP	Prior to use of the CUP	Y	Substantial compliance
		w. Prior to the issuance of grading/building permit, whichever occurs first, the applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works, and the California Department of Toxic Substance Control . If soil contamination is found, the applicant shall perform remediation to the full satisfaction of the above mentioned agencies;	DRP/Public Works/Health Services	The applicant shall submit a Phase I environmental assessment report	CRWQCB/DHS/DPW/DTSC	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete - see file MMP 01-198 in Impact Analysis Section
		x. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, the applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight;	DRP	The applicant shall contact DPW and TSC if soil contamination is suspected	DPW/DTSC	During the construction period	See file No. CUP 01-198	Ongoing - Monitoring
		y. The applicant shall hold community meetings once a year for the first five years of this grant. Residents within 500' of the subject property and the local homeowners association that can easily be identified shall be notified. Sign-in sheets and minutes shall be forwarded to the Department of Regional Planning;	DRP	The applicant shall hold annual community meetings first five years	DRP	Monitor for first five years of Permit	incomplete	
		z. The manufacturing uses may only be established within the units so noted on the approved Revised Exhibit "A";	DRP	Manufacturing uses limited to designated units	DRP	Life of the grant	Inspection required	Upon Completion
		aa. Warehousing and manufacturing uses are limited to those permitted in the M-1 1/2 zone;	DRP	Uses limited to those in M-1 1/2 zone	DRP	Life of the grant	Inspection required	Upon Completion
		bb. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.	DRP	Maintain current contact information at all times	DRP	Life of the grant	See file No. CUP 01-198	Substantial compliance
	Project Mitigation Measures Due to Environmental Evaluation		Responsible Agency or Party	Action Required	Monitoring agency or Party	Timing	Compliance	
1	Applicant shall submit a detailed liquefaction analyses to the satisfaction and approval of the DPW.		Project Applicant	Submittal and approval of a detailed liquefaction analyses	DPW	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete see file MMP 01-198 in Impact Analysis Section
2	If during construction of the project, soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted and which government agency will provide regulatory oversight.		Project Applicant/ Construction Manager	Stop work if soil contamination is suspected	DTSC/DPW	During construction	Notification requested/Inspection required	On-going monitoring
3	Applicant shall comply with all requirements of the drainage concept that was approved on July 15, 2002.		Project Applicant	Comply with all requirements of the drainage concept	DPW	Prior to issuance of grading permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
4	Applicant shall construct a screen wall separating the project from the single-family residences to the south of the project site to the satisfaction of the Department of Health Services.		Project Applicant	Construct a sound wall	DHS	Prior to issuance of certificate of occupancy	Inspection required	Not complete-verified during site visits. Sound Wall has been completed, Gates and sound blankets are not installed
5	No outdoor public address system and no outdoor mechanical trash compacter shall be installed on site.		Project applicant	No installation of outdoor public address system or outdoor mechanical trash compacter	DHS	During the entire lifetime of project	Inspection required	On-going monitoring
6	There shall be at least a 80' setback on the rooftops bordering residential areas where no equipments or structures shall be placed.		Project applicant	equipments/structures shall be placed	DRP	During the entire lifetime of project	Inspection required	On-going monitoring
7	Applicant shall maintain equipment and vehicle engines in good condition and proper tune as per manufacturers' specifications.		Project applicant	Maintain equipment in good condition	DRP/ Field Verification	During construction	Inspection required	On-going monitoring
8	Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works. The BMP shall be reviewed and approved by DPW prior to the issuance of a building permit.		Project applicant	Acquire NPDES permit	CRWQCB/DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section



Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
9	Applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works and the California Department of Toxic Substance Control. If soil contamination is found, applicant shall perform remediation to the full satisfaction of the above-mentioned agencies.		Project Applicant	Submit Phase I environmental assessment report	CRWQCB/DHS/DPW/CDTSC	Prior to issuance of grading/building permit whichever comes first	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
10	Applicant shall combine the two north driveways on Peck Road to provide full access to the satisfaction of DPW		Project Applicant	Combine the two north driveways on Peck road	DPW	prior to issuance of grading/building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
11	Applicant shall submit a detailed striping plan and a revised site plan showing the internal circulation and the required improvements to the satisfaction and approval from the DPW		Project Applicant	Submit a detailed striping plan and a revised site plan	DPW	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
12	Applicant shall pay their Equitable Share for traffic mitigation in the amount of \$79,377 to the California Department of Transportation (Caltrans)		Project Applicant	Pay Equitable Share for traffic mitigation	Caltrans	Prior to issuance of a building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
13	Applicant shall demonstrate to the satisfaction of Environmental Health section of the Department of Health Services that adequate public water service and public sanitary sewer are provided		Project Applicant	Submit all required information to DHS to their satisfaction and approval	DHS	Prior to the issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
14	Applicant shall implement a recycling program by providing adequate waste storage area for the collection/storage of recyclables and green waste material during the entire lifetime of the project		Project Applicant	Implement a recycling program	DPW	During entire lifetime of project	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
15	All street lights installed along the street frontage of a development shall be annexed into the appropriate Los Angeles County Lighting Maintenance District. Applicant shall execute and approve a separate petition for annexation into a Los Angeles County Lighting District upon written request by the City of Industry		Project Applicant	Annex street lights along street frontage into the appropriate Los Angeles County Lighting Maintenance District	City Of Industry	Prior to issuance of the building permit or upon written request by the City of Industry	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
16	Applicant shall obtain an Industrial Waste Permit from the City Engineer as required by the City of Industry Conditions.		Project Applicant	Obtain Industrial Waste Permit	DPW	Prior to issuance of the building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
17	Prior to approval of certificate of occupancy, applicant shall record a covenant to hold property as one parcel with the County Clerk		Project Applicant	Record a covenant to hold property as one parcel with the County Clerk	City Of Industry /DRP	Prior to approval of certificate of occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
18	Applicant shall submit a landscape plan to be reviewed and approved by DRP and the City of Industry engineer		Project Applicant	Submit a landscape plan	DRP/City of Industry	Prior to issuance of building permit	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
19	Trucks hauling dirt, sand, gravel or soil shall be covered or shall maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code		Project Applicant	Follow the requirements of section 23114 of the California vehicle Code / Field verification	Construction Manager/DRP	During construction	Inspection required	On-going monitoring
20	Applicant shall pave parking areas and construction access roads to the main roads to avoid dirt being carried on to the highway		Project Applicant	Pave parking areas and construction access roads	Construction Manager/DRP	During construction	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
21	Only light colored roof materials shall be used to deflect heat		Project Applicant	Use light colored roof materials/ Field verification	Construction Manager/DRP	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
22	Contractor shall use architectural coatings that have a volatile organic compound (VOC) content of 100 g/l or less. If a coating with a higher VOC content is used such as for painting doors, the amount of coating used per day shall be limited to that amount which will result in an emission rate that is less than 75 lbs. Only high-volume, low-pressure (HVLP) spray guns shall be used for architectural coating.		Project Applicant	Use architectural coating with VOC of content of 100 g/l or less	Construction Manager	Prior to the issuance of Certificate of Occupancy	Inspection required	Complete see file MMP 01-198 in Impact Analysis Section
County of Los Angeles; Department of Public Works Letter Dated March 28, 2002								
1	Dedicate vehicular access rights on Pellissier Road.		Project Applicant	Dedicate access rights on Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
2	Repair any broken or damaged curb, gutter, and pavement on Pellissier Road.		Project Applicant	Repair Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
3	Plant street trees on Pellissier Road to the satisfaction of Public Works.		Project Applicant	Plant street trees near Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	No Street Plans have been submitted
4	Comply with the traffic mitigation measures as identified in the attached March 18, 2002 letter from our Traffic and Lighting Division to the satisfaction of Public Works.		Project Applicant	Comply with Traffic Mitigation Measures	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Completed
5	Install street lights on Peck Road, Rooks Road, and Kella Avenue to the satisfaction of the City of Industry.		Project Applicant		DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Completed
6	Comply with following street lighting requirements to the satisfaction of Public Works:		Project Applicant	Comply with street lighting requirements	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted but annexation has not been requested
	<ul style="list-style-type: none"><li>Provide street lights on concrete poles with underground wiring on Pellissier Road. Street lighting plans must be approved by the Street Lighting Section.</li></ul>		Project Applicant	Provide street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted Dec 09

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
	<ul style="list-style-type: none"><li>The proposed project or portions of the proposed project, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$9,000. The applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor the levy assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.</li></ul>		Project Applicant	Install street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Fee paid - 9000 dollars. Applicant has not processed the annexation and balloting
		(1) Request the Street Lighting section to commence annexation and levy of assessment proceedings.	Project Applicant	Request annexation and assessment	DPW	Prior to Occupancy	Verification required	Applicant has not made the request
		(2) Provide Business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number (s) and Parcel boundaries in either Micro station or AutoCAD format of territory to be developed to the Street Lighting Section.	Project Applicant	Provide information to Street Lighting Section	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
		(3) Submit a map of the proposed project including roadways conditioned for street lights that are outside of the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 300-4726.	Project Applicant	Submit a map of the proposed project area	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
	For acceptance of street light transfer billing, all street lights in the development, or current phase of the development, must be constructed according to Public Works approved plans and energized for a least one year as of July 1 of the current year.		Project Applicant	Construct street lights according to approved plans	DPW	Prior to Occupancy	Verification required	Pending approval of Street Light Plans
7	The applicant shall construct or enter into secured agreement with the County of Los Angeles Department of Public Works to construct the aforementioned improvements prior to the issuance of a building permit or this permit shall be subject to revocation		Project Applicant	The applicant shall enter into an agreement with DPW to construct the improvements	DPW	Prior to issuance of a building permit	Inspection required	Agreement to improve has been executed
County of Los Angeles; Fire Department Letter Dated April 20, 2005								
1	The required fire flow for this development is 3750 gallons per minute 3 hours. The main in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.		Project Applicant	Fire Flow requirements	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	A water availability form indicating compliance with the 3750 gpm is in the Fire Department approved file
2	Install 2 on-site and verify 1 6x 4x 2 ½ public fire hydrant on Peck Road near driveway entrance, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire Hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.		Project Applicant	Install 2 Fire hydrants	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The underground fire line plans have been submitted and approved on 4/14/10. The construction of the underground fire line is approximately 80% completed at this time. The approved plans show the new on-site hydrants 50 feet away from the drip line.
3	Due to the special access circumstance, the following conditions will apply to the construction of the proposed development.		Project Applicant		FIRE	Prior to issuance of a Certificate of Occupancy	See below:	
		A. All structures shall be fully fire sprinklered in accordance with the NFPA 13, Fire sprinkler plans shall be submitted to the Los Angeles County Fire Department Fire Prevention Engineering unit for review and approval prior to installation.	Project Applicant	All structures shall be fire sprinklered	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire sprinkler plans have been submitted for buildings #3 and #4 on 4/21/10. Installation of sprinklers begun prior to 5/19/10 without approved plans. Required to cease installation until approved plans provided.
		B. Building 4, shall provide 4 hour separation wall between units 4B and 4C No openings shall be allowed in said wall. Said walls shall be constructed in compliance with the Uniform Building Code Section 504.6.4. Additionally, one hour separation walls shall be provided between units 4A and 4B, 4C and 4D. Said walls shall be in compliance with the U.B.C.	Project Applicant	four-hour separation wall in Building 4	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicies a 4 hour wall between Building 4A/4B/4C. The walls are tilted up at this time.
		C. Building 3 requires that a one-hour area separation wall shall be installed between each unit as indicated on the submittal site plan. Additionally the rear wall of said structure shall be rated at 4- hours, no openings allowed. Wall construction shall be in compliance with the UBC.	Project Applicant	one-hour separation wall in Building 3	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Condition was modified. Approved plans indicate 4 hour walls between units 3B/3C1, 3C3/3D, 3F/3G1. This matches Exhibit "A" approved by DRP. Additionally the rear wall of the structure is shown to be 4- hours, with no openings. All walls have been tilted up at this time.
4	The required fire flow for the on-site fire hydrants is 2500 gallons per minute for 2 hour duration. See the attached photo copy for specific location to obtain an actual stamped drawing please submit site plans to our office.		Project Applicant	Required fire flow for on-site fire hydrants 2500 g/min for 2 hours	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The required fire flow and fire hydrant location were approved on 09/11/07. The underground fire line plans have been approved on 4/14/10. There is construction of the underground fire lines at the north end of the site at this time, approximately 80% complete.
5	The maximum building height for the proposed structure shall not exceed 35' in height.		Project Applicant	Maximum bldg height 35'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The approved plans indicate building height of less than 35 feet. The walls have been tilted up for building #4 and 90% of roof structure is completed. 100% of the walls for building #3 have been tilted up at this time.
6	Provide 26' of vehicular access to within 150' of all portions of the exterior walls. Access shall be cross hatched on the plans to clearly delineate its location. Exception: the rear wall of Building 3 shall be 4 hrs rating in lieu of vehicular access. Said access shall be outside of the power lines drip zone.		Project Applicant	Provide 26' vehicular access to w/in 150'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	Fire Department vehicular access approved on 09 11 07.
		A. Clearly depict the width of the DWP easement	Project Applicant	Depict DWP easement	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan.
		B. Delineate the clear distance between the drip line and the required access.	Project Applicant	delineate clear distance between drip line and access	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan
		C. Provide a copy of the reciprocal access easements between the adjacent lot for access to Building 4, said document shall be submitted to Fire Prevention Engineering for review and approval prior to recordation and prior to the clearance for building permit	Project Applicant	Provide a copy of reciprocal access agreements	FIRE	Before approval of Exhibit "A"	Review and approval required	Dedicated easement shown on the 09 11 07 approved site plan.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (June 2010)
		D. Clearly depict the locations of the outward most transmission lines within the DWP easement.	Project Applicant	Show access locations of the transmission lines	FIRE	Before approval of Exhibit "A"	Review and approval required	
	County of Los Angeles; Fire Department Letter Dated October 12, 2005							
1	Provide four-hour separation walls between:		Project Applicant	Provide four-hour separation walls	FIRE	Before approval of Exhibit "A"	Review and approval required	
		a. Buildings 3B/3C						Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3B/3C. The wall is 100% completed at this time.
		b. Buildings 3D/E						Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E.The wall is tilted up at this time.
		c. Buildings 3F/3G						Building plans approved by the Fire Department on 09/11/07 indicte a 4 hour wall between Building 3F/3G.The wall is tilted up at this time
2	Delete the four-hour separation wall north of the project and adjacent to the property line and construct per the Building Code.		Project Applicant	delete four-hour separation at north/construct per building code	FIRE	Before approval of Exhibit "A"	Review and approval required	Condition was deleted. 4 hour wall requirement remained. The wall is tilted up at this time.
3	Provide two on-site hydrants a minimum of 50 feet away y from the drip line as detailed on approved plot plan.		Project Applicant	Provide two fire hydrants	FIRE	Before approval of Exhibit "A"	Review and approval required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line.The underground fire line construction is 80% complete at this time.
4	Provide a Fire Department sprinkler connection at a minimum of 50 feet from the drip line.		Project Applicant	provide sprinkler connection min 50ft from drip line	FIRE	Before approval of Exhibit "A"	Review and approval required	Fire overhead sprinkler plans have been submitted on 4/21/10. The underground fire lines have been approved on 4/14/10. The submitted plans show the FDC locations to be a minimum 50 feet from the drip line. The installation for the FDC has not occurred at this time.
5	Provide smoke vents in buildings located north of proposed project numbered 3A through 3H.		Project Applicant	provide smoke vents in bldgs 3A-3H	FIRE	Before approval of Exhibit "A"	Review and approval required	Building plans approved by the Fire Department on 09/11/07 indicte smoke vents in Building 3. There is no smoke and heat vent installation taking place at this time.

FIRE = Los Angeles County Fire Department  
CRWQCB = California Regional Water Quality Control Board  
DHS = Los Angeles County Department of Health Services  
DPW = Los Angeles County Department of Public Works  
DRP = Los Angeles County Department of Regional Planning  
DTSC = Los Angeles County County Department of Toxic Substance Control  
NPDES = National Pollution Discharge Elimination System



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



October 25, 2010

Richard J. Bruckner  
Director

To: Supervisor Gloria Molina, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From:   
Richard J. Bruckner  
Director

**SUBJECT: STATUS REPORT #12  
CONDITIONAL USE PERMIT (CUP) 01-198- (1)  
MONTHLY MONITORING PROGRAM  
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board of Supervisors directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report on the development, implementation and compliance with the conditions of approval for Conditional Use Permit (CUP) 01-198-(1) and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor the conditions approved by the Regional Planning Commission. This CUP authorizes the use of the subject property, located at 2320 Peck Road in the unincorporated Whittier Narrows community, for the construction, operation, and maintenance of an industrial park. This status report, which serves as the Corrective Action Plan, is the ongoing collaborative effort of all agencies involved in the monitoring of the conditions of approval for Conditional Use Permit 01-198-(1), as requested by the Board of Supervisors.

The Department of Regional Planning (DRP) is the lead project coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1).

The Department of Regional Planning, in conjunction with the Fire Department, the Department of Public Works and the Department of Public Health, have continually monitored this project over the last twelve months and have reported the project to be in compliance with the conditions as set forth in CUP 01-198-(1). Since the project is now complete, this will be the final report regarding the construction monitoring program for this project.

Following are the monthly summary updates reported for the September 2010 time period by the Department of Regional Planning, the Fire Department, the Department of Public Works and the Department of Public Health. We have also included two attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix used to monitor the project.

**Los Angeles County Department of Regional Planning, Impact Analysis Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov), (213) 974-6461

David Muñoz, Principal Regional Planning Assistant, [dmunoz@planning.lacounty.gov](mailto:dmunoz@planning.lacounty.gov), (213) 974-6484

The Department of Regional Planning, Impact Analysis Section and Zoning Enforcement Section II conducted field inspections of the subject property on September 2<sup>nd</sup>, 9<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 21<sup>st</sup> and 22<sup>nd</sup>. The following was observed on the site:

- Conditions monitored by Regional Planning are currently in substantial compliance.
- Low levels of noise heard from onsite construction equipment.
- Construction equipment parked away from residential area.
- All dirt areas have been paved with asphalt.
- Sidewalks have been poured.
- Parking has been striped.

**Los Angeles County Fire Department, Fire Prevention East Industry**

Guy Melker, Captain, [GMelker@fire.lacounty.gov](mailto:GMelker@fire.lacounty.gov), (626) 336-6950

Ruben Barriga, Inspector, [Rbarriga@fire.lacounty.gov](mailto:Rbarriga@fire.lacounty.gov), (626) 336-6950

Since the last report, the following activities have occurred:

- The Fire Department completed a field inspection of the subject project, Peck Road Development, on Friday, September 1, 2010 at 1:30 p.m. for a tenant improvement inspection on Building #3, system #2.
- Building #3, sprinkler systems #1 and #2 and entire sprinkler system in Building #4 are 100% complete, including tenant improvements.

**NOTE:**

The sprinkler monitoring plans (fire alarm systems) have been submitted and approved for Buildings #3 and #4 on February 16, 2010. No copies of approved plans have been received by this office.



**Los Angeles County Department of Public Works, Land Development Division**  
Steve Burger, Assistant Division Engineer, [SBurger@dpw.lacounty.gov](mailto:SBurger@dpw.lacounty.gov) , (626) 458-4943

Since the last report, the following activities have been completed by the applicant:

**Building & Safety Division:**

**Building 1:** Existing.

**Building 2:** Existing.

**Building 3:** Completed.

**Building 4:** Completed.

**Notes:**

1. The site (parking lot) is completed.
2. The developer is making revisions to the grading/drainage plans to address some corrections regarding the slope gradient (slope located adjacent to the channel).

**Construction Division:**

1. Street lights on Pellissier Road and Peck Road have not been installed.
2. All remaining street improvements have been completed on Pellissier Road.

**Land Development Division:**

1. We are processing a revised Agreement to Improve to accept a cash security in the amount of \$135,000 to guarantee the installation of the street lights on Peck Road and Pellissier Road, so the applicant can obtain temporary Certificate of Occupancy.

**Traffic & Lighting Division:**

1. Applicant submitted street lighting plans without the street lighting plan checking fee. Applicant was notified of the fee due.
2. The applicant requested to secure the street lights with a cash security in order to obtain temporary occupancy of the buildings and at a later date install the street lights on Peck

Road and Pellissier Road. The applicant will be submitting a security deposit in the amount of \$135,000.

**Los Angeles County Department of Public Health, Environmental Hygiene**  
Francis Pierce, Industrial Hygienist, [fpierce@ph.lacounty.gov](mailto:fpierce@ph.lacounty.gov) (626) 430-5436  
Cole Landowski, Head, [clandowski@ph.lacounty.gov](mailto:clandowski@ph.lacounty.gov) (626) 430- 5440

- The County of Los Angeles Department of Public Health, Environmental Hygiene Program has re-inspected the above site on a few occasions during the month of September. The re-inspections were conducted on September 9<sup>th</sup>, 14<sup>th</sup>, and 24<sup>th</sup>.
- On the 24<sup>th</sup> of September it was noted that the gates were installed and the installation of sound blankets was completed.

This will be the last status report on this project. We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), Monday through Thursday 7:00 a.m. to 6:00 p.m.

RJB:AG:dam

c: Executive Officer  
County Counsel, Andrea Sheridan Ordin  
Chief Executive Officer, Attn. Brence Culp  
Fire Department, Attn. Guy Melker  
Department of Public Works, Attn. Steve Burger  
Department of Public Health, Attn. Francis Pierce

**Attachments:**

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)  
Attachment II- Corrective Action Matrix- Master Attachment II (Matrix document)













Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (September 2010)
1	This grant authorizes the use of the subject property for the construction, operation, and maintenance of an industrial park as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.		DRP	Comply with Exhibit A	DRP	Subject to Acceptance of Affidavit	Informational	
2	Unless otherwise apparent from the context the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.		DRP	No action required	DRP	Informational	Informational	
3	This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 12, 22c and 22k.		DRP	File and record Affidavit to accept conditions of approval	DRP	Prior to use of the CUP	Y	Compliance
4	To the extent permitted by law, the permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.		DRP	No action required	DRP	In the event of any claim, action or proceeding against the County	Y	
5	In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;		DRP	Deposit \$5,000 with the County to defray expenses if litigation occurs	DRP	Within 10 days of any action, claim, or proceeding	Y	
		a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.	DRP	Make supplemental deposits if required	DRP	Any time during litigation where actual costs incurred reach 80% of the initial deposit	Y	
		b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.	DRP	Deposits may exceed the minimum amount	DRP	At the permittee's discretion	Y	
6	This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.		DRP	The permit must be "used" within 2 years	DRP	Within two years from the date of approval	Y	
7	If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.		DRP	Permit must be in compliance with the Conditions of Approval	ALL	At any time	Y	
8	Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.		DRP	Permittee shall record the terms and conditions with the County Recorder	DRP	Prior to the use of this grant. Prior to transfer or lease of the property.	Y	Compliance
9	Upon written application of the permittee made no less than six (6) months prior to November 30, 2035, the term of this grant shall be extended by the Regional Planning Commission for a period not to exceed twenty (20) years, as provided herein below. The Commission shall grant such extensions unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with applicable laws and regulations. If either of the foregoing findings is made by the Commission, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.		DRP	Upon written application by the permittee made 6 months prior to November 30, 2035 this grant may be extended for a period not to exceed 20 years.	DRP	6 months prior to November 30, 2035	Informational	
10	The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3,750.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for biannual (two per year) inspections for the first five (5) years of the grant, and fifteen (15) inspections to be conducted every year for the remaining years of the grant. Inspections shall be unannounced.	If additional inspections are required to ensure compliance with the conditions of this grant or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for additional inspections and for any enforcement efforts reasonably necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence with the site plan on file. The amount charged for additional inspection shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.	DRP	Deposit \$3,750 for the cost of inspections/ biannual inspections for the first five years- fifteen annual inspections for the remainder of the grant.	ALL	Life of the grant	Y	Compliance
11	Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing and giving notice thereof to permittee, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.		DRP	Revocation or modification of this grant may be conducted if the permit is not in compliance.	DRP	Life of the grant	Ongoing	
12	The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.		DRP	The permittee must pay the Fish and Game fee of \$1,275.00	DRP	In connection with the filing and posting of a Notice of Determination	Y; See mitigation monitoring program	Compliance
13	Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.		FIRE	Permittee shall contact the Fire Forester and Warden to protect from fire hazard	DRP	Upon approval of this grant	Y; See mitigation monitoring program	Fire and Life-Safety Building Plans were approved by the Fire Department on 09/11/07.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (September 2010)
14	All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.		DRP	The permittee must comply with the Zoning Ordinance and Conditions of Approval	DRP	Life of the grant	Y	Substantial compliance
15	The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department as permitted by law.		HEALTH SERVICES	The property shall be in compliance with DHS.	DRP	Life of the grant	Y	Ongoing - Monitoring
16	All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.		PUBLIC WORKS	All Buildings shall be in compliance with Building and Safety	B&S	Life of the grant	Y	Ongoing - Monitoring
17	All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.		DRP	No graffiti shall be present onsite	DRP	Life of the grant	Y	Substantial compliance
18	In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of adjacent surfaces. The only exceptions shall be seasonal decoration inspections shall be made as provided in Condition No. 10 to ensure compliance with this conditions, including any additional inspections as may be necessary to ensure such compliance.		DRP	Graffiti shall be removed within 24 hours	DRP	Life of the grant	Inspection required	Substantial compliance
19	Within (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" page 1 of 3, as presented at the public hearing that clearly depicts all required project changes. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.		DRP	The permittee shall submit three copies of the approved Exhibit "A"	DRP	Within 60 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
20	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review approval three copies of a landscape plan, which may be incorporated into the Revised Exhibit "A" described in Condition No. 19. The landscaping shall be "enhanced" along the perimeter of the site. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary for the life of this grant.		DRP	The permittee shall submit three copies of the approved landscape plan	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
21	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of signage program for the industrial park that is in conformance with Part 10 of Section 22.52 of the County Code. All proposed signs on the property shall not be installed until a Revised Exhibit "A" is approved for each proposed sign. No billboards are permitted on the subject property.		DRP	The permittee shall submit three copies of a signage program	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	Substantial compliance
22	The construction and operation of the proposed use shall be further subject to all of the following restrictions:							
		a. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust;	DRP	The site shall be watered during the construction period	DRP	During the construction period	Y	Substantial compliance
		b. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be onsite and restricted to areas buffered from residences located to the south and east of the subject property;	DRP	Construction activity shall be limited to 7a.m. to 6 p.m. Monday through Friday.	DRP	During the construction period	Y	Substantial compliance
		c. During the construction period, the project site will be monitored by the Department of Regional Planning Zoning Enforcement Section for a period of 10 hours every 2 weeks. The permittee shall be financially responsible and shall deposit the sum of \$2,000 with the Department of Regional Planning within 30 days of permit approval in order to defray these monitoring costs. If additional inspections are required during the construction period, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections.	DRP	Site shall be monitored for 10 hours every two weeks by Zoning Enforcement	DRP	During the construction period	Y	Substantial compliance
		d. The applicant shall provide to the Director of Regional Planning a copy of the Covenant and Agreement with the Los Angeles City Council that authorizes the applicant to construct a sound wall on the existing City of Los Angeles Department of Water and Power (DWP) easement on the subject property. This covenant shall be provided prior to the approval of the Revised Exhibit "A."	DRP	The applicant shall provide a copy of the Covenant and Agreement from DWP to DRP.	DRP	Prior to the approval of the Revised Exhibit "A"	Prior to use of the CUP	Substantial compliance
		e. A minimum of 181 on-site parking spaces shall be continually maintained. The applicant's site plan depicts 238 parking spaces, (although they are not required), 40 percent of which may be compact, including seven (7) handicapped van-accessible. Loading spaces shall be provided as depicted on the approved Revised Exhibit "A".	DRP	A minimum of 181 parking spaces shall be maintained onsite	DRP	Life of the grant	Inspection required	Upon Completion
		f. The required parking spaces shall be continually available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;	DRP	Required parking shall be for parking only, no storage, repair, etc.	DRP	Life of the grant	Y	Ongoing - Monitoring

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (September 2010)
		g. Outside storage of materials or inoperable vehicles is prohibited on the property;	DRP	Outside storage and inoperable vehicles prohibited	DRP	Life of the grant	Y	Substantial compliance
		h. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berm, compatible structures or walls, or a combination of both of these;	DRP	Trash containers shall be covered and screened	DRP	Life of the grant	Y	Substantial compliance
		i. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. The primary parking lot lighting shall be turned off no later than 7:30 pm. A motion activated security lighting system is permitted and may remain on through the night. The permittee shall submit for approval three copies of a lighting plan, which may be incorporated into a Revised Exhibit "A" described in Condition 19 to the Director of Planning within sixty days of the effective date if this grant. The lighting plan shall show the locations, types, and heights of all proposed pole and wall mounted lighting.	DRP	All lighting shall be shielded and directed away from residences/lighting shall be turned off at 7:30p	DRP	Upon completion	Y	Ongoing - Monitoring
		j. The permittee shall provide appropriate low level lighting along all pedestrian walkways leading to and from the parking lot;	DRP	provide low level lighting along pedestrian walkways	DRP	Upon completion	Y	Ongoing - Monitoring
		k. The height of the industrial buildings shall not exceed 35' above finished grade;	DRP	height of buildings shall not exceed 35'	DRP	Upon completion	Y	Complete
		l. Operating hours are restricted to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday except occupants shall have access at all times. All deliveries to the subject property shall also be within operating hours.;	DRP	Operating hours /Delivery hours limited to Monday through Friday 7a.m. to 7 p.m.	DRP	Upon completion	Y	Ongoing - Monitoring
		m. The tenants of the buildings shall not store or use hazardous materials;	DRP	No hazardous materials stored on the premises	DRP	Upon completion	Y	Ongoing - Monitoring
		n. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated March 28, 2002, or as otherwise required by said Department;	PUBLIC WORKS	The permittee shall comply with DPW letter dated March 28, 2002.	DPW/DRP	Life of the grant	See letter below	Completed.
		o. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandums dated April 20, 2005 and October 12, 2005, unless modified by this permit:	FIRE	The permittee shall comply with the Fire Department memos dated April 20, 2005 and October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP. There is no building or fire protection system construction taking place at this time.
		p. The permittee shall comply with all mitigating issues set forth in the attached County of Los Angeles Fire Department memorandum dated October 12, 2005, in specific the following, unless otherwise modified by this grant;	FIRE	The permittee shall comply with the Fire Department memo dated October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	All mitigating measures are shown on the building plans approved by the Fire Department on 09/11/07. There is no building or fire protection system construction taking place at this time.
		i. Provide 4-hour separation walls between:	FIRE	The permittee shall provide fire walls at the specified locations	FIRE	Upon completion	Inspection required	
		a. Buildings 3B/3C	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3B/3C. The walls have been tilted up at this time.
		b. Buildings 3D/3E	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E. The walls have been tilted up at this time.
		c. Buildings 3F/3G	FIRE		FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3F/3G. The walls have been tilted up at this time.
		ii. Provide two on-site hydrants a minimum of 50 feet away from the drip line as detailed on approved plot plan.	FIRE		FIRE	Upon completion	Inspection required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. The underground fire line is approximately 80% complete at this time.
		iii. Provide a Fire Department sprinkler connection at minimum of 50 feet from the drip line.	FIRE		FIRE	Upon completion	Inspection required	Fire sprinkler systems installed, inspected and approved as of August 2010. Systems for Buildings #3 and #4 are 100% complete as of this date, including Tenant Improvements.
		q. The permittee shall install automatic smoke vents in Building No. 4, and any other building as determined necessary by the Fire Department and/ or the Building Department;	FIRE	The permittee shall install smoke vents	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate smoke vents in buildings 3 and 4. The roof structure is being constructed for building #4. Roof structure 100% complete in Buildings #3 and #4.
		r. All exterior walls of Buildings No. 3 and No.4 shall be 4-hour rated, realize the front elevations of both buildings contain doorways, truck doorways, and pull-in doorways;	FIRE	The permittee shall ensure that the exterior walls are 4-hour rated	FIRE	Upon completion	Inspection required	Building plans approved by the Fire Department on 09/11/07 indicate 4 hour exterior walls. The walls have been tilted up for building #4, and are now 100% tilted up for building #3 at this time.
		s. The applicant shall review the site plan to determine if a 26-foot wide fire access lane can be placed north of the transmission lines. The applicant shall revise the site plan to depict the fire access lane. If the fire access lane cannot be placed at that location the applicant shall provide for approval a letter to the Director of Planning an explanation of why the additional fire access lane cannot be provided. This revision or response shall be approved prior to the approval of the Exhibit "A";	DRP/FIRE	The applicant shall review the site plan to determine if a fire access lane can be placed north of the transmission lines	FIRE /DRP	Prior to approval of Exhibit "A"	Y; See mitigation monitoring program	Building Plans approved by the Fire Department on 09/11/07 match Exhibit "A" approved by DRP.

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (September 2010)
		t. The applicant shall provide for approval a letter to the Director of Planning explaining a secondary or back-up sprinkler system that will be provided on the site in case the primary sprinkler system fails. This system must be approved prior to the approval of the Exhibit "A";	DRP/FIRE	The applicant shall provide an approval letter explaining a back-up sprinkler system	FIRE/DRP	Prior to approval of Exhibit "A"	Y	No backup fire sprinkler was required. There are no fire protection system plans submitted at this time.
		v. The permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program;	DRP	The permittee shall provide \$3,000 dollars for inspection related to the MMP	DRP	Prior to use of the CUP	Y	Substantial compliance
		w. Prior to the issuance of grading/building permit, whichever occurs first, the applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works, and the California Department of Toxic Substance Control . If soil contamination is found, the applicant shall perform remediation to the full satisfaction of the above mentioned agencies;	DRP/Public Works/Health Services	The applicant shall submit a Phase I environmental assessment report	CRWQCB/DHS/DPW/DTSC	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete - see file MMP 01-198 in Impact Analysis Section
		x. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, the applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight;	DRP	The applicant shall contact DPW and TSC if soil contamination is suspected	DPW/DTSC	During the construction period	See file No. CUP 01-198	Ongoing - Monitoring
		y. The applicant shall hold community meetings once a year for the first five years of this grant. Residents within 500' of the subject property and the local homeowners association that can easily be identified shall be notified. Sign-in sheets and minutes shall be forwarded to the Department of Regional Planning;	DRP	The applicant shall hold annual community meetings first five years	DRP	Monitor for first five years of Permit	incomplete	
		z. The manufacturing uses may only be established within the units so noted on the approved Revised Exhibit "A";	DRP	Manufacturing uses limited to designated units	DRP	Life of the grant	Y	Ongoing - Monitoring
		aa. Warehousing and manufacturing uses are limited to those permitted in the M-1 1/2 zone;	DRP	Uses limited to those in M-1 1/2 zone	DRP	Life of the grant	Y	Ongoing - Monitoring
		bb. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.	DRP	Maintain current contact information at all times	DRP	Life of the grant	See file No. CUP 01-198	Substantial compliance
	Project Mitigation Measures Due to Environmental Evaluation		Responsible Agency or Party	Action Required	Monitoring agency or Party	Timing	Compliance	
1	Applicant shall submit a detailed liquefaction analyses to the satisfaction and approval of the DPW.		Project Applicant	Submittal and approval of a detailed liquefaction analyses	DPW	Prior to issuance of grading/building permit	See file No. CUP 01-198	Complete see file MMP 01-198 in Impact Analysis Section
2	If during construction of the project, soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted and which government agency will provide regulatory oversight.		Project Applicant/ Construction Manager	Stop work if soil contamination is suspected	DTSC/DPW	During construction	Y	Complete
3	Applicant shall comply with all requirements of the drainage concept that was approved on July 15, 2002.		Project Applicant	Comply with all requirements of the drainage concept	DPW	Prior to issuance of grading permit	Y	Complete see file MMP 01-198 in Impact Analysis Section
4	Applicant shall construct a screen wall separating the project from the single-family residences to the south of the project site to the satisfaction of the Department of Health Services.		Project Applicant	Construct a sound wall	DHS	Prior to issuance of certificate of occupancy	Y	On the 24th of September it was noted that the gates were installed and the installation of sound blanket was completed.
5	No outdoor public address system and no outdoor mechanical trash compacter shall be installed on site.		Project applicant	No installation of outdoor public address system or outdoor mechanical trash compacter	DHS	During the entire lifetime of project	Y	Complete
6	There shall be at least a 80' setback on the rooftops bordering residential areas where no equipments or structures shall be placed.		Project applicant	equipments/structures shall be placed	DRP	During the entire lifetime of project	Y	On-going monitoring
7	Applicant shall maintain equipment and vehicle engines in good condition and proper tune as per manufacturers' specifications.		Project applicant	Maintain equipment in good condition	DRP/ Field Verification	During construction	Y	On-going monitoring
8	Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works. The BMP shall be reviewed and approved by DPW prior to the issuance of a building permit.		Project applicant	Acquire NPDES permit	CRWQCB/DPW	Prior to the issuance of building permit	Y	Complete see file MMP 01-198 in Impact Analysis Section



Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (September 2010)
9	Applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works and the California Department of Toxic Substance Control. If soil contamination is found, applicant shall perform remediation to the full satisfaction of the above-mentioned agencies.		Project Applicant	Submit Phase I environmental assessment report	CRWQCB/DHS/DPW/CDTSC	Prior to issuance of grading/building permit whichever comes first	Y	Complete see file MMP 01-198 in Impact Analysis Section
10	Applicant shall combine the two north driveways on Peck Road to provide full access to the satisfaction of DPW		Project Applicant	Combine the two north driveways on Peck road	DPW	prior to issuance of grading/building permit	Y	Complete see file MMP 01-198 in Impact Analysis Section
11	Applicant shall submit a detailed striping plan and a revised site plan showing the internal circulation and the required improvements to the satisfaction and approval from the DPW		Project Applicant	Submit a detailed striping plan and a revised site plan	DPW	Prior to the issuance of building permit	Y	Complete see file MMP 01-198 in Impact Analysis Section
12	Applicant shall pay their Equitable Share for traffic mitigation in the amount of \$79,377 to the California Department of Transportation (Caltrans)		Project Applicant	Pay Equitable Share for traffic mitigation	Caltrans	Prior to issuance of a building permit	Y	Complete see file MMP 01-198 in Impact Analysis Section
13	Applicant shall demonstrate to the satisfaction of Environmental Health section of the Department of Health Services that adequate public water service and public sanitary sewer are provided		Project Applicant	Submit all required information to DHS to their satisfaction and approval	DHS	Prior to the issuance of building permit	Y	Complete see file MMP 01-198 in Impact Analysis Section
14	Applicant shall implement a recycling program by providing adequate waste storage area for the collection/storage of recyclables and green waste material during the entire lifetime of the project		Project Applicant	Implement a recycling program	DPW	During entire lifetime of project	Y	Complete see file MMP 01-198 in Impact Analysis Section
15	All street lights installed along the street frontage of a development shall be annexed into the appropriate Los Angeles County Lighting Maintenance District. Applicant shall execute and approve a separate petition for annexation into a Los Angeles County Lighting District upon written request by the City of Industry		Project Applicant	Annex street lights along street frontage into the appropriate Los Angeles County Lighting Maintenance District	City Of Industry	Prior to issuance of the building permit or upon written request by the City of Industry	Y	Complete see file MMP 01-198 in Impact Analysis Section
16	Applicant shall obtain an Industrial Waste Permit from the City Engineer as required by the City of Industry Conditions.		Project Applicant	Obtain Industrial Waste Permit	DPW	Prior to issuance of the building permit	Y	Complete see file MMP 01-198 in Impact Analysis Section
17	Prior to approval of certificate of occupancy, applicant shall record a covenant to hold property as one parcel with the County Clerk		Project Applicant	Record a covenant to hold property as one parcel with the County Clerk	City Of Industry /DRP	Prior to approval of certificate of occupancy	Y	Complete see file MMP 01-198 in Impact Analysis Section
18	Applicant shall submit a landscape plan to be reviewed and approved by DRP and the City of Industry engineer		Project Applicant	Submit a landscape plan	DRP/City of Industry	Prior to issuance of building permit	Y	Complete see file MMP 01-198 in Impact Analysis Section
19	Trucks hauling dirt, sand, gravel or soil shall be covered or shall maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code		Project Applicant	Follow the requirements of section 23114 of the California vehicle Code / Field verification	Construction Manager/DRP	During construction	Y	Complete
20	Applicant shall pave parking areas and construction access roads to the main roads to avoid dirt being carried on to the highway		Project Applicant	Pave parking areas and construction access roads	Construction Manager/DRP	During construction	Y	Complete see file MMP 01-198 in Impact Analysis Section
21	Only light colored roof materials shall be used to deflect heat		Project Applicant	Use light colored roof materials/ Field verification	Construction Manager/DRP	Prior to the issuance of Certificate of Occupancy	Y	Complete see file MMP 01-198 in Impact Analysis Section
22	Contractor shall use architectural coatings that have a volatile organic compound (VOC) content of 100 g/l or less. If coating with a higher VOC content is used such as for painting doors, the amount of coating used per day shall be limited to that amount which will result in an emission rate that is less than 75 lbs. Only high-volume, low-pressure (HVLP) spray guns shall be used for architectural coating.		Project Applicant	Use architectural coating with VOC of content of 100 g/l or less	Construction Manager	Prior to the issuance of Certificate of Occupancy	Y	Complete see file MMP 01-198 in Impact Analysis Section
County of Los Angeles; Department of Public Works Letter Dated March 28, 2002								
1	Dedicate vehicular access rights on Pellissier Road.		Project Applicant	Dedicate access rights on Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Y	Complete
2	Repair any broken or damaged curb, gutter, and pavement on Pellissier Road.		Project Applicant	Repair Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Y	Complete
3	Plant street trees on Pellissier Road to the satisfaction of Public Works.		Project Applicant	Plant street trees near Pellissier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Y	Complete
4	Comply with the traffic mitigation measures as identified in the attached March 18, 2002 letter from our Traffic and Lighting Division to the satisfaction of Public Works.		Project Applicant	Comply with Traffic Mitigation Measures	DPW	Prior to issuance of a Certificate of Occupancy	Y	Complete
5	Install street lights on Peck Road, Rooks Road, and Kella Avenue to the satisfaction of the City of Industry.		Project Applicant		DPW	Prior to issuance of a Certificate of Occupancy	Y	Complete
6	Comply with following street lighting requirements to the satisfaction of Public Works:		Project Applicant	Comply with street lighting requirements	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted but annexation has not been requested
	<ul style="list-style-type: none"><li>Provide street lights on concrete poles with underground wiring on Pellissier Road. Street lighting plans must be approved by the Street Lighting Section.</li></ul>		Project Applicant	Provide street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Plans submitted Dec 09

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (September 2010)
	<ul style="list-style-type: none"><li>The proposed project or portions of the proposed project, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$9,000. The applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor the levy assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.</li></ul>		Project Applicant	Install street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	Fee paid - 9000 dollars. Applicant has processed the annexation and balloting
		(1) Request the Street Lighting section to commence annexation and levy of assessment proceedings.	Project Applicant	Request annexation and assessment	DPW	Prior to Occupancy	Verification required	Applicant has made the request on July 15, 2010
		(2) Provide Business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number (s) and Parcel boundaries in either Micro station or AutoCAD format of territory to be developed to the Street Lighting Section.	Project Applicant	Provide information to Street Lighting Section	DPW	Prior to Occupancy	Verification required	T&L is processing the annexation and preparing the documents
		(3) Submit a map of the proposed project including roadways conditioned for street lights that are outside of the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 300-4726.	Project Applicant	Submit a map of the proposed project area	DPW	Prior to Occupancy	Verification required	Applicant has not processed per T&L
	For acceptance of street light transfer billing, all street lights in the development, or current phase of the development must be constructed according to Public Works approved plans and energized for a least one year as of July 1 of the current year.		Project Applicant	Construct street lights according to approved plans	DPW	Prior to Occupancy	Verification required	Pending approval of Street Light Plans
7	The applicant shall construct or enter into secured agreement with the County of Los Angeles Department of Public Works to construct the aforementioned improvements prior to the issuance of a building permit or this permit shall be subject to revocation		Project Applicant	The applicant shall enter into an agreement with DPW to construct the improvements	DPW	Prior to issuance of a building permit	Y	Agreement to improve has been executed
County of Los Angeles; Fire Department Letter Dated April 20, 2005								
1	The required fire flow for this development is 3750 gallons per minute 3 hours. The main in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.		Project Applicant	Fire Flow requirements	FIRE	Prior to issuance of a Certificate of Occupancy	Y	A water availability form indicating compliance with the 3750 gpm is in the Fire Department approved file
2	Install 2 on-site and verify 1 6x 4x 2 ½ public fire hydrant on Peck Road near driveway entrance, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire Hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.		Project Applicant	Install 2 Fire hydrants	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	The underground fire line plans have been submitted and approved on 4/14/10. The construction of the underground fire line is approximately 80% completed at this time. The approved plans show the new on-site hydrants 50 feet away from the drip line.
3	Due to the special access circumstance, the following conditions will apply to the construction of the proposed development.		Project Applicant		FIRE	Prior to issuance of a Certificate of Occupancy	See below:	
		A. All structures shall be fully fire sprinklered in accordance with the NFPA 13, Fire sprinkler plans shall be submitted to the Los Angeles County Fire Department Fire Prevention Engineering unit for review and approval prior to installation.	Project Applicant	All structures shall be fire sprinklered	FIRE	Prior to issuance of a Certificate of Occupancy	Y	Fire sprinkler plans have been submitted for buildings #3 and #4 on 4/21/10. Installation of sprinklers begun prior to 5/19/10 without approved plans. Required to cease installation until approved plans provided. Sprinkler systems for Buildings #3 and #4 are 100% complete and inspected, including Tenant Improvements.
		B. Building 4, shall provide 4 hour separation wall between units 4B and 4C. No openings shall be allowed in said wall. Said walls shall be constructed in compliance with the Uniform Building Code Section 504.6.4. Additionally, one hour separation walls shall be provided between units 4A and 4B, 4C and 4D. Said walls shall be in compliance with the U.B.C.	Project Applicant	four-hour separation wall in Building 4	FIRE	Prior to issuance of a Certificate of Occupancy	Y	Building plans approved by the Fire Department on 09/11/07 indicates a 4 hour wall between Building 4A/4B/4C. The walls are tilted up at this time.
		C. Building 3 requires that a one-hour area separation wall shall be installed between each unit as indicated on the submittal site plan. Additionally the rear wall of said structure shall be rated at 4- hours, no openings allowed. Wall construction shall be in compliance with the UBC.	Project Applicant	one-hour separation wall in Building 3	FIRE	Prior to issuance of a Certificate of Occupancy	Y	Condition was modified. Approved plans indicate 4 hour walls between units 3B/3C1, 3C3/3D, 3F/3G1. This matches Exhibit "A" approved by DRP. Additionally the rear wall of the structure is shown to be 4- hours, with no openings. All walls have been tilted up at this time.
4	The required fire flow for the on-site fire hydrants is 2500 gallons per minute for 2 hour duration. See the attached photo copy for specific location to obtain an actual stamped drawing. please submit site plans to our office.		Project Applicant	Required fire flow for on-site fire hydrants 2500 g/min for 2 hours	FIRE	Prior to issuance of a Certificate of Occupancy	Y	The required fire flow and fire hydrant location were approved on 09/11/07. The underground fire line plans have been approved on 4/14/10. There is construction of the underground fire lines at the north end of the site at this time, approximately 80% complete.
5	The maximum building height for the proposed structure shall not exceed 35' in height.		Project Applicant	Maximum bldg height 35'	FIRE	Prior to issuance of a Certificate of Occupancy	Y	The approved plans indicate building height of less than 35 feet. The walls have been tilted up for building #4 and 100% of roof structure is completed. 100% of the walls for building #3 have been tilted up at this time.
6	Provide 26' of vehicular access to within 150' of all portions of the exterior walls. Access shall be cross hatched on the plans to clearly delineate its location. Exception: the rear wall of Building 3 shall be 4 hrs rating in lieu of vehicular access. Said access shall be outside of the power lines drip zone.		Project Applicant	Provide 26' vehicular access to w/in 150'	FIRE	Prior to issuance of a Certificate of Occupancy	Y	Fire Department vehicular access approved on 09 11 07.
		A. Clearly depict the width of the DWP easement	Project Applicant	Depict DWP easement	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan.
		B. Delineate the clear distance between the drip line and the required access.	Project Applicant	delineate clear distance between drip line and access	FIRE	Before approval of Exhibit "A"	Review and approval required	Information shown on the 09 11 07 approved site plan
		C. Provide a copy of the reciprocal access easements between the adjacent lots for access to Building 4, said document shall be submitted to Fire Prevention Engineering for review and approval prior to recordation and prior to the clearance for building permit	Project Applicant	Provide a copy of reciprocal access agreements	FIRE	Before approval of Exhibit "A"	Review and approval required	Dedicated easement shown on the 09 11 07 approved site plan.
		D. Clearly depict the locations of the outward most transmission lines within the DWP easement.	Project Applicant	Show access locations of the transmission lines	FIRE	Before approval of Exhibit "A"	Review and approval required	
County of Los Angeles; Fire Department Letter Dated October 12, 2005								

Conditions of Approval Compliance Matrix  
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Monitoring Agency or	Timing	Compliance	Monthly Inspection Notes (September 2010)
1	Provide four-hour separation walls between:		Project Applicant	Provide four-hour separation walls	FIRE	Before approval of Exhibit "A"	Review and approval required	
		a. Buildings 3B/3C					Y	The entire sprinkler system has been inspected, overhead rough and hydro for buildings #3 and #4 are not 100% complete, including Tenant Improvements.
		b. Buildings 3D/E					Y	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3D/3E. The wall is tilted up at this time.
		c. Buildings 3F/3G					Y	Building plans approved by the Fire Department on 09/11/07 indicate a 4 hour wall between Building 3F/3G. The wall is tilted up at this time.
2	Delete the four-hour separation wall north of the project and adjacent to the property line and construct per the Building Code.		Project Applicant	delete four-hour separation at north construct per building code	FIRE	Before approval of Exhibit "A"	Review and approval required	Condition was deleted. 4 hour wall requirement remained. The wall is tilted up at this time.
3	Provide two on-site hydrants a minimum of 50 feet away from the drip line as detailed on approved plot plan.		Project Applicant	Provide two fire hydrants	FIRE	Before approval of Exhibit "A"	Review and approval required	The approved plan shows two on-site hydrants a minimum of 50 feet away from the drip line. The underground fire line construction is 80% complete at this time.
4	Provide a Fire Department sprinkler connection at a minimum of 50 feet from the drip line.		Project Applicant	provide sprinkler connection min 50ft from drip line	FIRE	Before approval of Exhibit "A"	Review and approval required	Fire overhead sprinkler plans have been submitted on 4/21/10. The underground fire lines have been approved on 4/14/10. The submitted plans show the FDC locations to be a minimum 50 feet from the drip line. All piping for FDC is 100% complete with no installation of actual FDC appliance installed until Fire Department final approval.
5	Provide smoke vents in buildings located north of proposed project numbered 3A through 3H.		Project Applicant	provide smoke vents in bldgs 3A-3H	FIRE	Before approval of Exhibit "A"	Review and approval required	Building plans approved by the Fire Department on 09/11/07 indicate smoke vents in Building 3. There is no smoke and heat vent installation taking place at this time.

FIRE = Los Angeles County Fire Department  
CRWQCB = California Regional Water Quality Control Board  
DHS = Los Angeles County Department of Health Services  
DPW = Los Angeles County Department of Public Works  
DRP = Los Angeles County Department of Regional Planning  
DTSC = Los Angeles County County Department of Toxic Substance Control  
NPDES = National Pollution Discharge Elimination System